



76 Green Lane, St. Albans, AL3 6EY

Guide price £1,075,000 Freehold



76 Green Lane

St. Albans, AL3 6EY

An attractively presented and skilfully extended four-bedroom detached 1930s family home, located on a popular residential road to the north of St Albans city centre. The property benefits from a 130ft south-facing rear garden and a detached garden annex, ideal as a home office or guest accommodation with en-suite facilities.

The property is accessed via a covered porch into a welcoming entrance hall with stairs to the first floor and doors to the principal rooms, including a useful coat room. The comfortable bay-fronted lounge features a wood floor and period-style radiator.

The heart of the home is the impressive open-plan kitchen/dining/family room, enjoying views over the rear garden via windows, French doors and bi-folding doors, along with three Velux roof windows providing excellent natural light. The high-quality, two-tone fitted kitchen offers a range of wall and base units, a central island with breakfast bar, integrated hob and additional integrated appliances. A door leads to a utility room, and there is also a downstairs shower room/WC.

The first-floor landing provides access to all bedrooms. The principal bedroom includes built-in storage and an en-suite shower room. There are two further double bedrooms overlooking the rear garden with built-in storage, plus a dual-aspect bedroom to the front. The family bathroom comprises a bath, separate shower cubicle, wash basin and WC.

Externally, the property offers a block-paved driveway providing off-street parking for several vehicles and gated side access. The south-facing rear garden features patio areas, a lawn and bespoke seating, along with access to the detached annex, which benefits from heating, power, light and a shower room with WC and basin.

Green Lane enjoys easy access to local shops, highly regarded schools, and excellent transport links, while the City centre and nearby green open spaces are all within easy reach, offering the perfect balance of city living and outdoor lifestyle.





ACCOMMODATION

Ground Floor

Entrance Hall

Lounge

15'5 x 12'3 (4.70m x 3.73m)

Kitchen/Family Room

20'11 x 25' (6.38m x 7.62m)

Dining Area

13'1 x 12'6 (3.99m x 3.81m)

Utility

7'8 x 9 (2.34m x 2.74m)

Shower Room

Coat Room

10'8 x 5'9 (3.25m x 1.75m)

First Floor

Landing

Bedroom 1

10'11 x 11'6 (3.33m x 3.51m)

Ensuite

Bedroom 2

18'6 x 8'7 (5.64m x 2.62m)

Bedroom 3

12'3 x 9'2 (3.73m x 2.79m)

Bedroom 4

11'7 x 6'11 (3.53m x 2.11m)

Bathroom

OUTSIDE

Annexe

13'6 x 11'11 (4.11m x 3.63m)

Shower Room

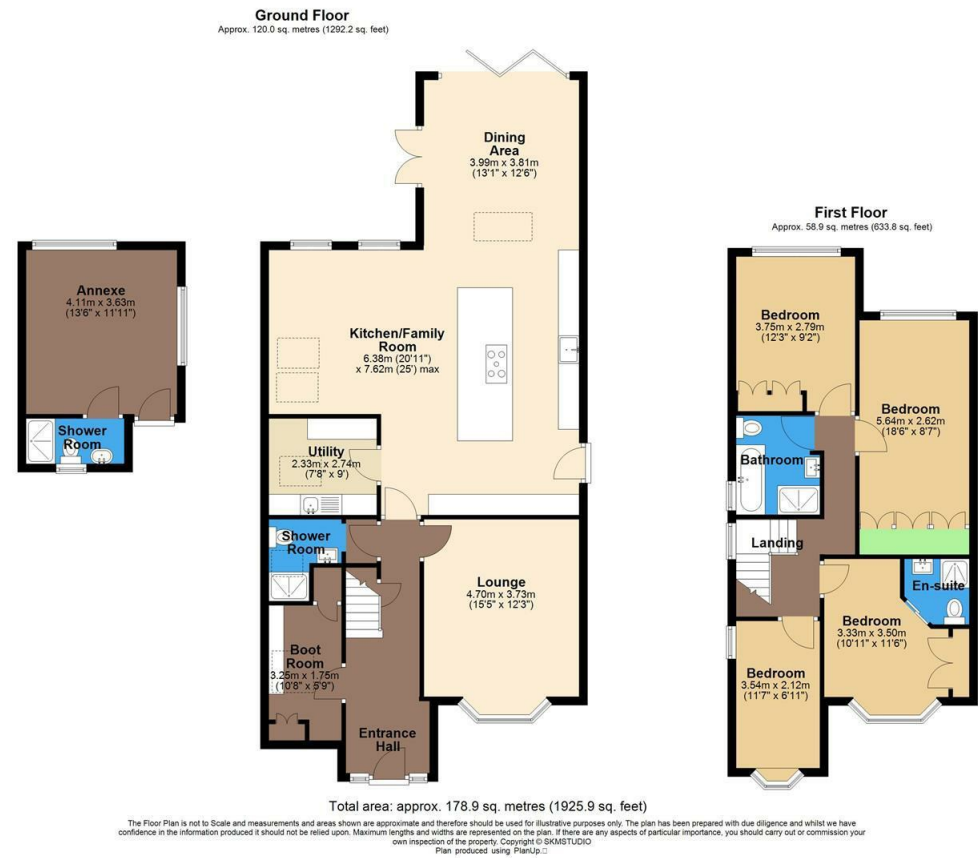
Paved Front Garden

Rear Garden

130 (39.62m)



Floor Plan



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

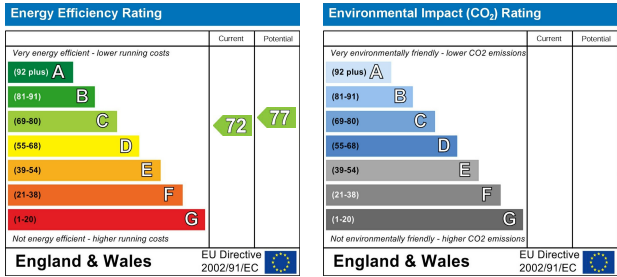
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS