



2 Green Lane, St. Albans, Hertfordshire AL3 6HA

Guide price £750,000 Freehold



Paul Barker  
ESTATE AGENTS

## 2 Green Lane

St. Albans, Hertfordshire AL3 6HA

A beautiful move-in ready home with charm, warmth and room to grow, this stylish home combines modern comfort with character and space. The open-plan kitchen and lounge feature underfloor heating and a cosy log burner, creating a warm and inviting heart of the home. A bright conservatory opens onto a decked terrace overlooking a beautiful private garden filled with mature fruit trees – ideal for relaxing or entertaining.

The property offers two double bedrooms and a modern shower room on the ground floor, with a very spacious principal suite, en-suite, and study area upstairs. Outside, there is large driveway for ample parking, an attached garage, and a level rear garden. With excellent potential to extend (STPP).

Located on Green Lane, close to local shops, close to the city centre, St Albans City Hospital, excellent schools, and transport links.





## ACCOMMODATION

### Hallway

### Lounge Area

13'5 x 11' (4.09m x 3.35m)

### Kitchen/Dining Room

23'2 x 89 (7.06m x 27.13m)

### Bedroom 2

13'5 x 9'11 (4.09m x 3.02m)

### Bedroom 3

12'11 x 10 (3.94m x 3.05m)

### Shower/Utility Room

10'1 x 7'5 (3.07m x 2.26m)

### Conservatory

17'7 x 14'5 (5.36m x 4.39m)

## FIRST FLOOR

### Landing/Study Area

### Bedroom 1

15'7 x 13'11 (4.75m x 4.24m)

### En-Suite

## OUTSIDE

### Rear Garden

130 (39.62m)

### Frontage

### Garage

17'3 x 8'1 (5.26m x 2.46m)



## Floor Plan



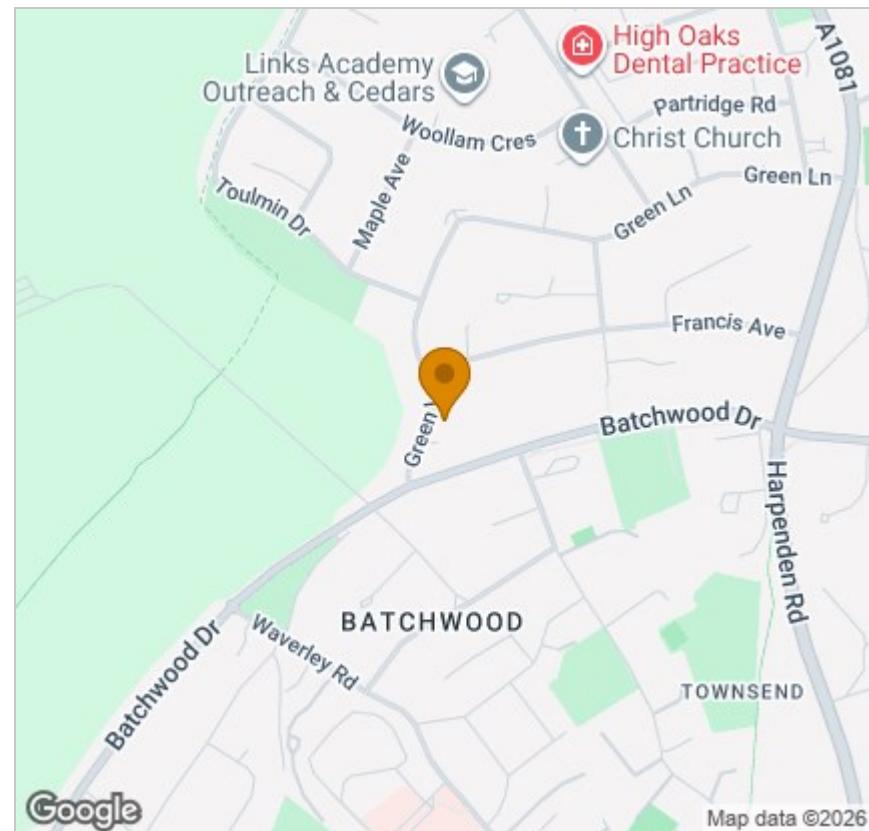
## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph

