



**Connells**

Green Lane  
St. Albans



## Property Description

Filled with character and charm, the property offers spacious and well-balanced living throughout. The ground floor features an inviting entrance porch leading into a generous hallway, a cloakroom, and a bright dining room that opens through to a versatile reception room. The elegant sitting room enjoys direct access to the rear garden through patio doors, while the kitchen/breakfast room offers a wonderful opportunity to redesign into a contemporary open-plan living space. A separate study completes the ground floor, ideal for home working or quiet retreat.

Across the upper floors, there are five well-proportioned bedrooms, including a principal bedroom, alongside a stylish family bathroom and additional cloakroom.

Externally, the home truly excels. The south-facing rear garden is an impressive feature - beautifully mature, exceptionally private, and perfect for outdoor entertaining or family enjoyment. To the front, there is driveway parking for several vehicles and a garage, which has been partially converted but still provides useful storage space.

Ideally situated within walking distance of STAGS (St Albans Girls' School) and Garden Fields School, and just a short journey from the city centre and mainline station, this exceptional property offers the rare opportunity to combine location, potential, and character in one remarkable family home. Early viewing is highly recommended.

## Living Room

23' x 12' 6" ( 7.01m x 3.81m )

## Dining Room

22' x 10' 11" ( 6.71m x 3.33m )

## Kitchen/Breakfast room

19' x 6' 7" ( 5.79m x 2.01m )

## Study

66' 11" x 5' 2" ( 20.40m x 1.57m )

## Bedroom One

12' 2" x 9' 6" ( 3.71m x 2.90m )

## Bedroom Two

13' 6" x 12' 6" ( 4.11m x 3.81m )

## Bedroom Three

9' 2" x 11' 2" ( 2.79m x 3.40m )

## Bedroom Four

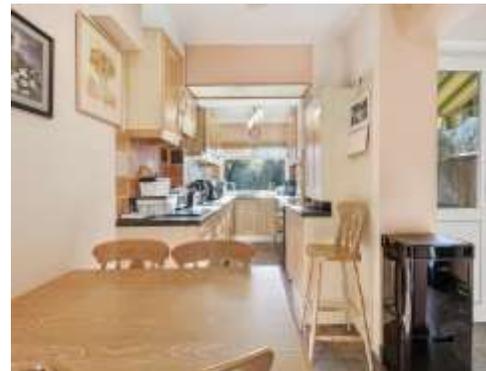
9' 2" x 6' 11" ( 2.79m x 2.11m )

## Bedroom Five

4' 11" x 11' 10" ( 1.50m x 3.61m )

## Bedroom Six

5' 11" x 11' 10" ( 1.80m x 3.61m )









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To view this property please contact Connells on

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EPC Rating: D Council Tax Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA317393](http://connells.co.uk/Property/STA317393)**



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