



HEARTWOOD
HOMES

Green Lane, St. Albans, AL3 6HA

£780,000

🛏️ 3 🚿 2 🚗 2



This charming 1930s bay-fronted semi-detached home, set in the ever-popular New Greens area, is all about easy family living. You've got local shops and well-regarded schools just around the corner, while St Albans' buzzing city centre is only a short hop away – perfect for weekends spent browsing the shops, enjoying a lazy brunch, or catching the train straight into London St Pancras.

Inside, the house has been thoughtfully designed with modern family life in mind. There's plenty of space, lots of natural light and a layout that works just as well for day-to-day living as it does for hosting friends and family.

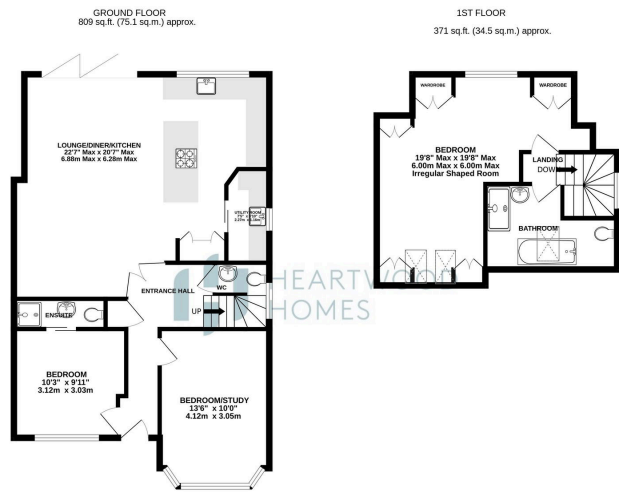
The welcoming entrance hall leads you into a cosy bay-fronted sitting room at the front – a lovely place to curl up with a book, or it can double up as an extra bedroom if you need it. Another double bedroom comes with its own handy ensuite, and there's also a sleek family bathroom. The real heart of the home is at the back: a contemporary open-plan kitchen/dining/family room, perfect for everything from midweek dinners to big weekend gatherings. With stylish finishes, underfloor heating and bi-fold doors opening onto the garden, it's a space that naturally brings everyone together. A separate utility room adds to the practicality.

Upstairs, the principal bedroom feels like a calm retreat, with garden views, built-in storage and its own smart bathroom.

Step outside and the lifestyle continues – the front has ample off-street parking, while the rear garden has been beautifully landscaped to make the most of outdoor living. The raised deck is ideal for barbecues and summer evenings, the neat lawn is great for kids or pets to play, and there's even two further seating areas in the garden, perfect for a quiet coffee in the morning sun or unwinding with a glass of wine at the end of the day.

This is a home that's ready to move into and enjoy straight away. We'd love to show you around – give us a call to arrange your viewing.





TOTAL FLOOR AREA: 1179 sq.ft. (109.6 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplans, the measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for general guidance only and should be used as a guide for any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 © Heartwood Homes 2022

- Charming 1930s bay-fronted semi-detached home in New Greens
- Easy access to mainline station with direct trains to London St Pancras
- Ground floor double bedroom with handy ensuite
- Spacious principal bedroom upstairs with built-in storage & modern bathroom
- Off-street parking, garage access & a beautifully presented frontage
- Great location close to local shops, schools & St Albans city centre
- Bay-fronted sitting room (or optional third bedroom)
- Stunning open-plan kitchen/dining/family room with underfloor heating & bi-fold doors
- Landscaped rear garden with raised deck, lawn & seating areas – ideal for relaxing or entertaining



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	