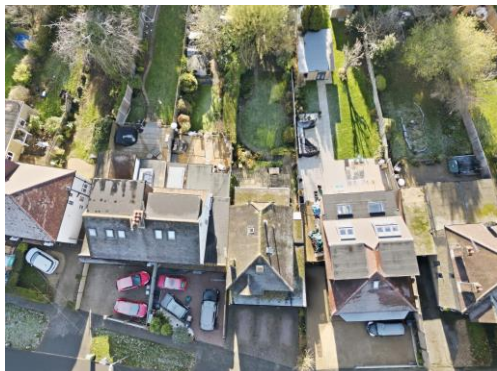




Connells

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 )

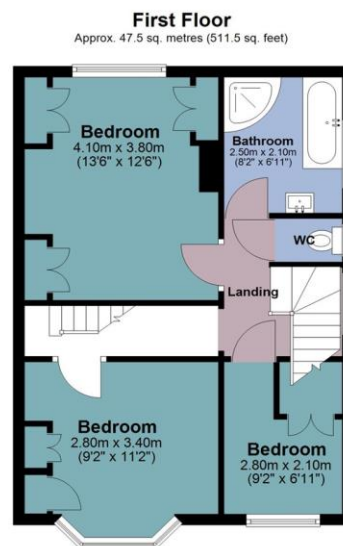
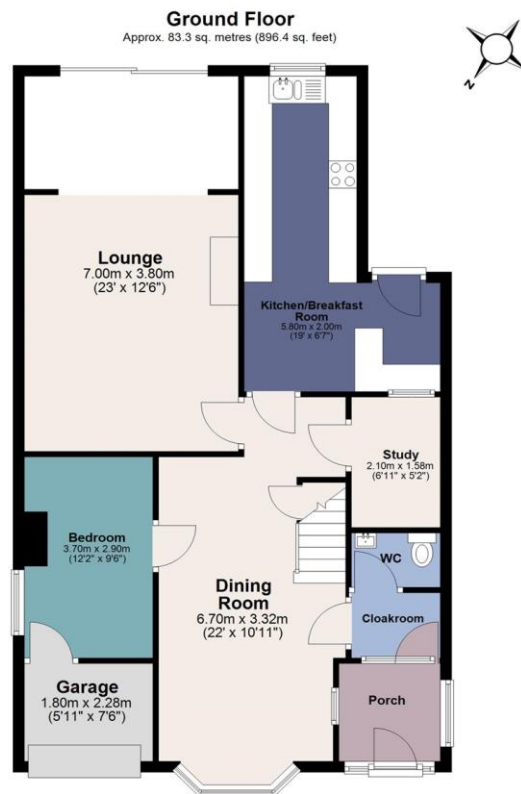
## Bedroom Five

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









Total area: approx. 163.9 sq. metres (1764.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

**Green Lane**

To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: D Council Tax  
Band: F

Tenure: Freehold

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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at** [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)

Property Ref: STA317393 - 0002