



Fullbrook  
& Floor  
estate agents

Green Lane, St. Albans, AL3



## The Property

A spacious, four-bedroom semi-detached home, benefiting from a wonderful private rear garden, situated approximately one mile to the North of St Albans City Centre, close to highly regarded St Albans Girls School.

The property provides excellent, flexible accommodation, ideal for a growing family to include a large living/dining room, a well-appointed kitchen/breakfast room, WC, plus two double ground floor bedrooms. The first floor provides a master bedroom with ensuite shower room, bedroom four and a family bathroom. To the rear is a large, private garden with extensive sun patio, steps down leading to a mature lawn with the added benefit of a large Garden outbuilding, ideal for a games room or home office. To the front there is ample hardstanding off-street parking.

### Key Features:

- Flexible Family Home
- Sought-After Location
- One Mile North Of The City Centre
- Close To St Albans Girls School
- Four Good-Sized Bedrooms
- Large Living Room
- Kitchen/Breakfast Room
- Master Bedroom With Ensuite Shower Room
- Large Private Garden
- Useful Outbuilding Home Office/Gym
- Ample Hardstanding Off Street Parking

**Guide Price: £735,000**





## Amenities

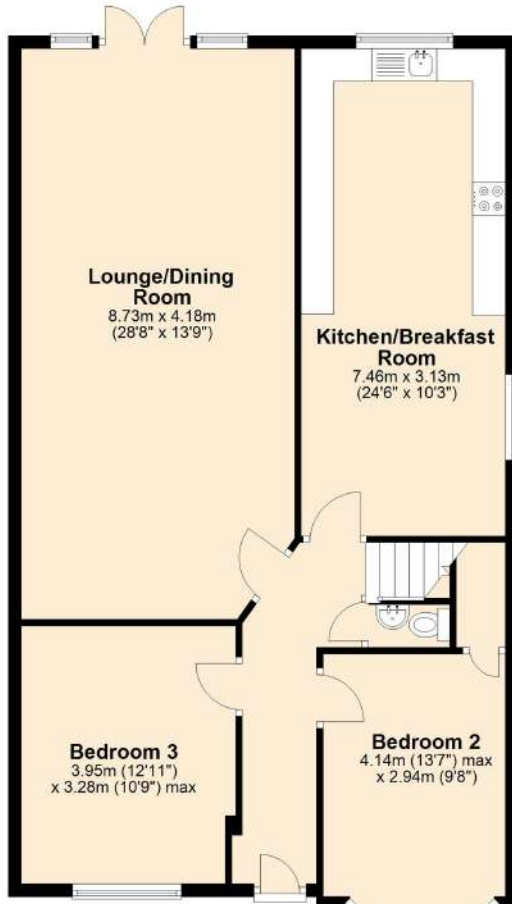
The property is situated one mile to north of the city centre, just a short drive to the mainline station, with its fast through services via St Pancras International (approx. 19 mins) to the City, Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and A1(M) and to airports at Heathrow, Luton and Stansted.





### Ground Floor

Approx. 95.7 sq. metres (1030.0 sq. feet)



Main area: Approx. 128.0 sq. metres (1377.7 sq. feet)

Plus garden office, approx. 24.4 sq. metres (263.0 sq. feet)

created by Fullbrook & Floor Estate Agents  
Plan produced using PlanUp.

### First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



### Ground Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garden office: approx. 24.4 sq. metres (263.0 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Disclaimer

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

4-A Canberra House  
London Road,  
St Albans, AL1 1LE

01727 251691 | 01462 690525  
 info@fullbrookandfloor.co.uk  
 www.fullbrookandfloor.co.uk

@fullbrookandfloor  
 @fullbrookandfloor  
 Fullbrook & Floor