





An **EXTENDED** four bedroom semi-detached **FAMILY HOME** positioned on Green Lane with parking for two vehicles to the front. This wonderful home is close to well regarded schools, local shopping, and leisure facilities and a short distance to St Alban's town centre with all it has to offer.

Guide Price: £925,000

The property offers a spacious open plan lounge leading to dining and kitchen area along with a further reception room, study, and cloakroom. To the first floor, there are four bedrooms, with the principal room benefiting from an en-suite shower room, and a family bathroom. Outside the property enjoys a southerly facing nature garden spanning over 160 feet, specifically designed to encourage biodiversity and is stocked with a wealth of mature shrubs and trees while the front provides off road parking. This wonderful home also benefits from having high specification insulation and photovoltaic solar panels installed.

EPC Rating: C 76
Council Tax Band: F





Entrance Hall

Family Room 4.46m x 3.65m (14'8" x 12').

Living Room 3.94m x 3.34m (12'11" x 10'11").

Kitchen/Dining Room 8.08m x 5.47m (26'6" x 17'11").

Utility Room

Cloakroom

Study 3.41m x 2.34m (11'2" x 7'8").

Bedroom 1 6.25m x 2.34m (20'6" x 7'8").

Ensuite Shower Room

Bedroom 2 4.55m x 3.59m (14'11" x 11'9").

Bedroom 3 3.84m x 3.35m (12'7" x 11').

Bedroom 4 2.96m x 2.04m (9'9" x 6'8").

Bathroom

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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