



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Green Lane, St. Albans, AL3 6EU  
Asking Price £975,000



Positioned along the popular Green Lane, this extended four-bedroom semi-detached family home offers generous and versatile accommodation arranged over three floors, perfectly suited to modern family life.

The ground floor provides an excellent balance of living and entertaining space. A separate living room offers a comfortable retreat, while a family room seamlessly flows into the conservatory, creating a light-filled and sociable area that works beautifully for everyday living and hosting.

The conservatory enjoys attractive views over the rear garden and provides year-round enjoyment of the outdoor space.

At the heart of the home sits a modern fitted kitchen, thoughtfully designed with integrated appliances and ample storage, combining style with functionality. This space works perfectly for busy family routines as well as more relaxed gatherings.

Further enhancing the ground floor accommodation is a separate garden room, offering excellent versatility and a degree of separation from the main house.

The first-floor hosts three good-sized bedrooms, all well-proportioned and served by a family bathroom, making this level ideal for children or guests.

The second floor is dedicated to an impressive master suite, creating a private and peaceful retreat with its own bathroom facilities.

Externally, the property continues to impress. The south-facing rear garden enjoys plenty of natural sunlight and offers a well-balanced space for outdoor dining, play and relaxation.

A garage provides practical storage or parking, while gas central heating ensures year-round comfort.

The location is particularly appealing, lying close to several highly regarded local schools including St Albans Girls School (STAGS) which is only 273.5 metres away, making it a popular choice for families, while also benefiting from the established residential setting that Green Lane is known for.

Overall, this is a well-appointed and flexible family home offering space, light and an excellent layout in a consistently sought-after area.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: D**

















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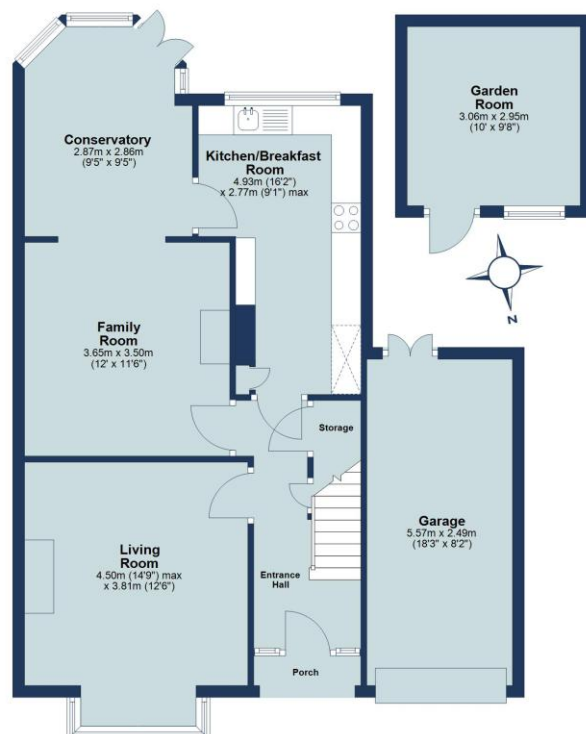
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### Ground Floor

Approx. 74.2 sq. metres (798.5 sq. feet)



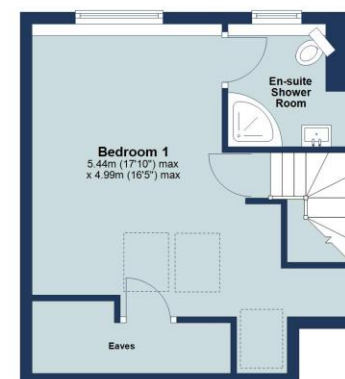
### First Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



### Second Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 152.4 sq. metres (1640.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Eaves and garden room not included in total floor area.  
Plan produced using PlanUp.

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