

 5 Bedrooms

 2 Bathrooms

 3 Receptions

 South-East

 Off-Street Parking

 EPC Band C

Freehold

Council Tax Band:
F £3,550.98 (2026/2027)

Local Authority:
St Albans City & District Council



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for life's great moves

Tippendell Lane, Chiswell Green, St Albans, AL2 3HL
Guide price of £1,150,000

Rare chance to acquire an outstanding detached home in a sought-after location, with spacious two-floor accommodation and a large south-east facing garden.

Description

Occupying a substantial corner plot with exciting potential for extension (subject to necessary consents), this impressive detached home boasts a prime location on a tree-lined slip road opposite Greenwood Park. Stepping inside, the property offers a welcoming entrance hall with storage and a ground-floor cloakroom. The front room is versatile, suitable for a home office, playroom, or guest bedroom. A generously sized dining room features a curved bay window with park views. The further large reception room with rooflights is also at the front. The open-plan kitchen and dining area at the heart of the home includes granite worktops, a central island, and garden access. A utility room provides additional storage and garden access. The rear living room features dual-aspect windows, double doors, and a log-burner. Four double bedrooms are on the first floor, with the principal bedroom offering an en-suite and garden views. The garden is private, south-east facing, with a summer house, garage/workshop, and ample parking.

Location

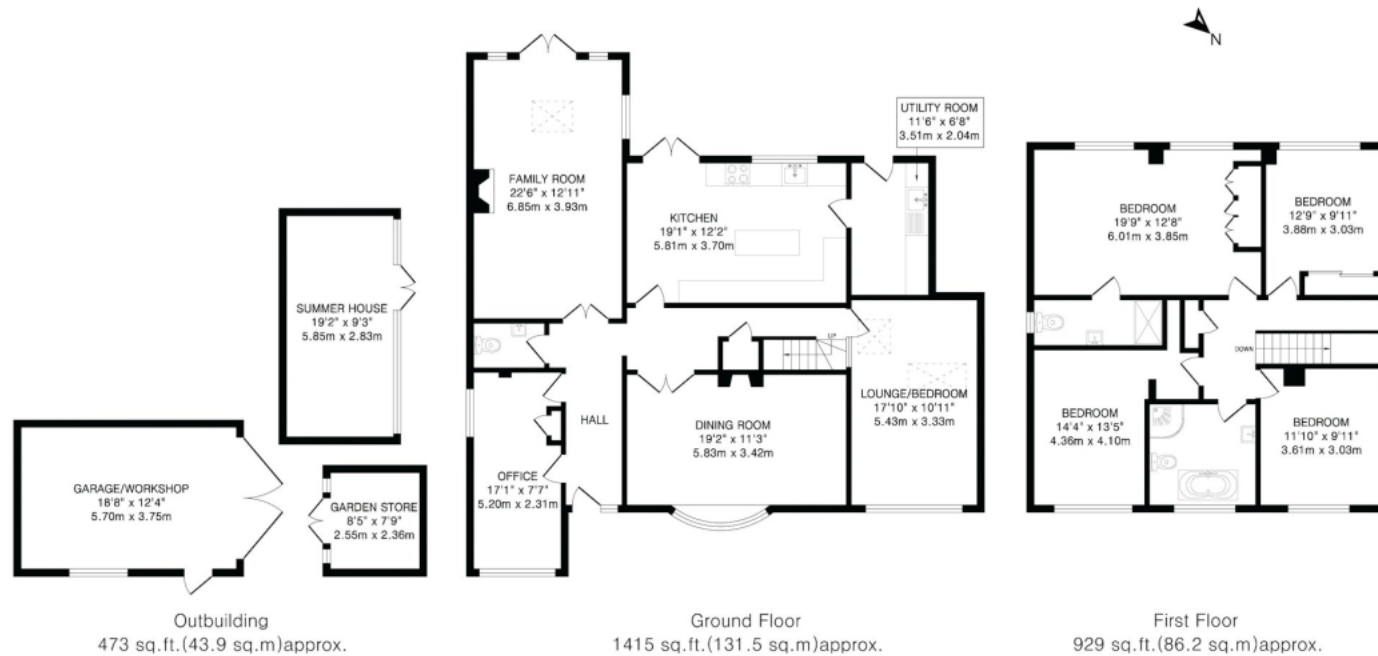
The property is ideally located for families, with the highly regarded Killigrew School within walking distance and a selection of well-loved local amenities just moments away, including Simmons Bakery, The Three Hammers pub and Gracey's Pizza.

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









Outbuilding
473 sq.ft.(43.9 sq.m)approx.

Ground Floor
1415 sq.ft.(131.5 sq.m)approx.

First Floor
929 sq.ft.(86.2 sq.m)approx.

TOTAL FLOOR AREA: 2817 sq.ft.(261.6 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.