

-  3 Bedrooms
-  1 Bathroom
-  2 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band D

Freehold

Council Tax Band:
D £2,470.32 (2026/2027)

Local Authority:
St Albans City & District Council



Well-presented 3-bedroom family home in popular area with balanced accommodation, off-street parking, and a large rear garden.

Description

This attractive family home offers spacious, versatile accommodation over two floors. The ground floor features a welcoming living room, a generous kitchen/dining room with ample storage and access to a garden over 80ft. There's a utility room and downstairs WC. Part of the garage has been converted for additional storage, with potential for a new reception room. Upstairs consists of three double bedrooms, with the principal bedroom offering built-in storage. A well-presented family bathroom serves all bedrooms. The property is in good condition, ready to move into. The rear boasts a large, private garden with a patio and artificial lawn, ideal for dining or relaxing. To the front, a driveway provides off-road parking. There's an option to extend, subject to local planning.

Location

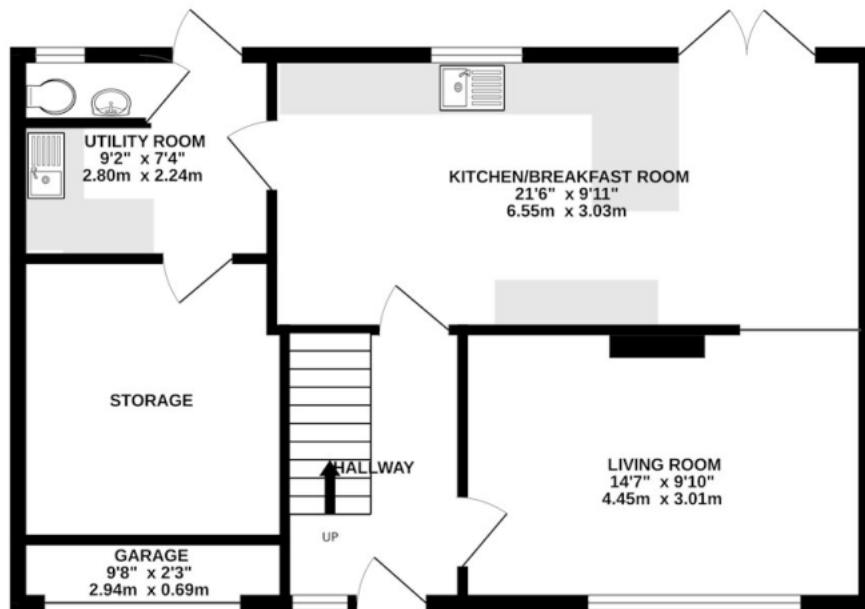
Shenley Lane, AL2 is situated in a popular residential area, offering a peaceful setting while remaining conveniently positioned for the amenities of nearby St Albans. Residents benefit from a selection of local shops, schools, leisure facilities.

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.

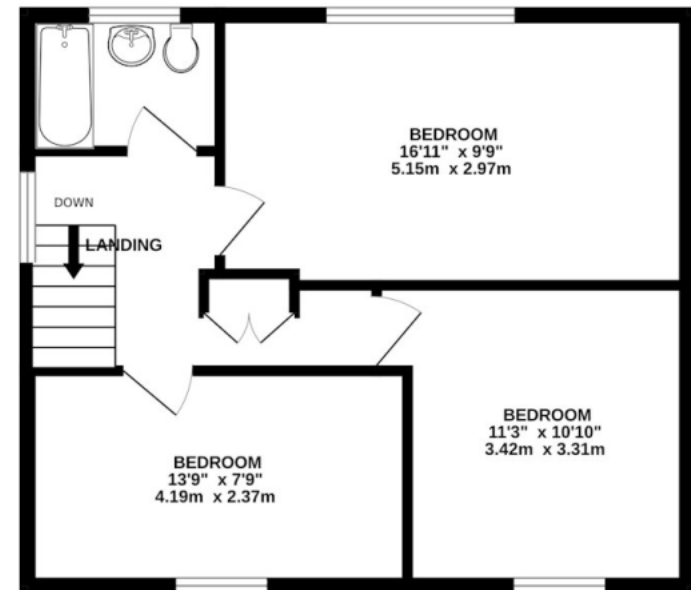








GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

TOTAL FLOOR AREA : 1096 sq.ft. (101.9 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is 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.