



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

Highfield Lane, Tyttenhanger, AL4 0RH
Guide Price £1,195,000

NO UPPER CHAIN - PLANNING APPROVED FOR IMPRESSIVE SIDE EXTENSION.

A rare opportunity to purchase this stunning dream home with red brick in the style of the Edwardian era, built in the 1920's enjoying wonderful far reaching views to the front.

The flexible accommodation is arranged over three floors with a high specification finish and close attention to detail, to create an impressive feel throughout with an abundance of natural light.

The versatile layout could be arranged in a variety of different ways to suit an individual buyer needs and is further enhanced by a large garden room with its own kitchenette and en-suite shower room and a further timber constructed study, which is perfect for those having to work from home more frequently.

The property enjoys gated access through to a generous driveway with a wide side plot.

The rear garden has been beautifully landscaped by the current owners and enjoys a generous patio area with pergola, immaculate lawns, and a variety of colourful shrubs and plants.

Highfield Lane is located in Tyttenhanger a sought after part of St Albans with the city centre, mainline station, and well regarded schooling all easily accessible and the major motorways within easy reach.

The open green spaces of Highfield Park, selection of health clubs and nearby shops are all within walking distance.

The planning reference for the side extension is 5/2023/2570.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C









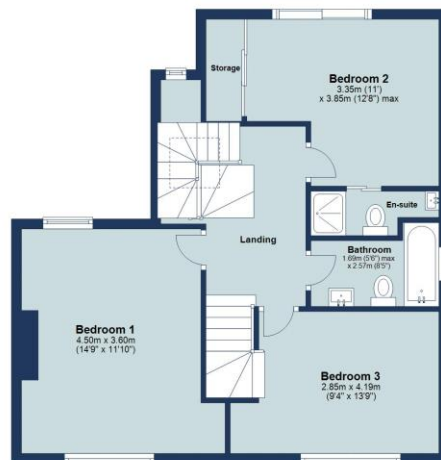
Garden Room
Approx. 22.6 sq. metres (242.9 sq. feet)



Ground Floor
Approx. 68.4 sq. metres (736.3 sq. feet)



First Floor
Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 188.3 sq. metres (2026.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

Second Floor
Approx. 37.2 sq. metres (400.8 sq. feet)



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