



Green Oak House Shenley Lane, St. Albans, AL2 1FE

Guide price £300,000 Freehold



Paul Barker  
ESTATE AGENTS

## Green Oak House Shenley Lane

St. Albans, AL2 1FE

Electric gates provide privacy and security to a delightful and exclusive development on the fringes of Napsbury Park. This rarely available ground floor property features its own private front door, 16ft kitchen/living room with double doors opening to the garden, a spacious double bedroom and generous modern bathroom.

Externally there is a wonderful private south facing garden with a gate leading to a further communal garden and the sports facilities and parkland within Napsbury Park are just moments walk away. There is an allocated off street car parking space and ample visitors parking.

The property had approved planning permission in 2017 for a full width rear extension to create an open plan kitchen/diner/living room and a second bedroom (the permission has now lapsed but the plans are available on request).

Green Oak House forms part of the highly desirable Napsbury Park development set in acres of mature parkland including tennis/basketball courts and a rugby pitch for the residents enjoyment. Located on the southern outskirts of St Albans with easy access to major road networks including M25, M1 and A1. St Albans mainline station and Radlett train station into St Pancras International and excellent shopping facilities are only short drive away.





## ACCOMMODATION

### Entrance Hall

**Kitchen/Lounge/Dining Room**  
11'11 16'1 (3.63m 4.90m)

### Bedroom

12'6 x 10'9 (3.81m x 3.28m)

### Utility

9' x 5'10 (2.74m x 1.78m)

### Bathroom

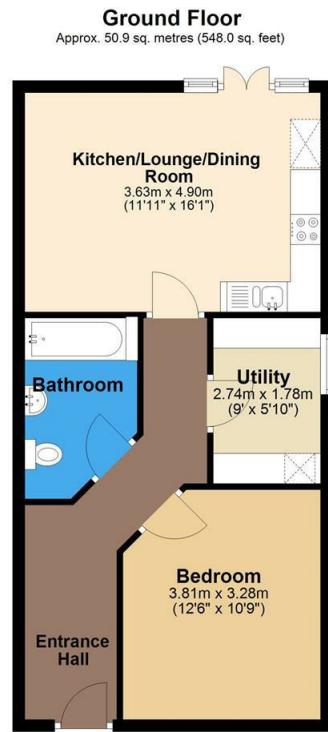
## OUTSIDE

### Gated Parking Area

### Private Rear Garden



## Floor Plan



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.□

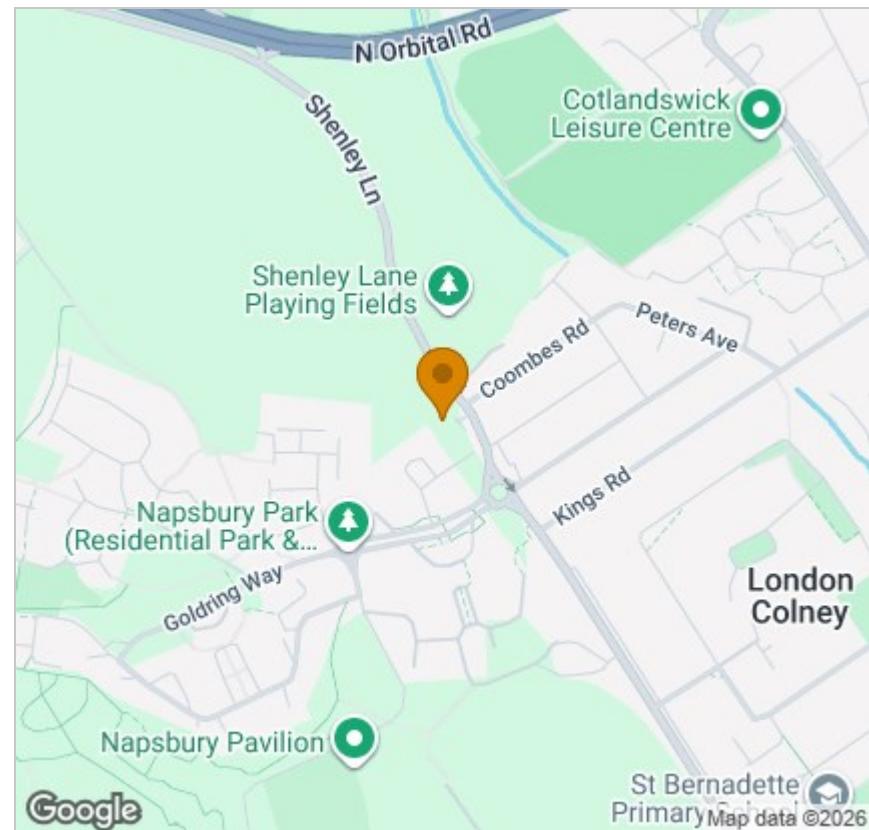
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

