



5 Bedrooms



3 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



75ft South-East Facing
Rear Garden



EPC Band B

Council Tax
Band: G £3,725.16 (2024/2024)

Local Authority
St Albans City & District
Council



Park Street Lane, Park Street, AL2 2AU
Guide Price £1,195,000 Freehold

Park Street Lane, Park Street, St Albans

Built in 2019, this exquisite five bedroom detached family home offers over 2500 sq.ft of internal space and is positioned in the desirable village of Park Street, just a short drive from St Albans mainline station and City centre. The house has parking for six cars to the front and is offered to the market in impeccable condition throughout.

Description

Upon entering, you are welcomed into a spacious hallway that provides access to the principal living areas on the ground floor. To the front of the home, the living room offers a perfect space for relaxation and entertainment. This room is well-proportioned and enjoys plenty of natural light, creating a warm and inviting atmosphere. The heart of the home is the stunning open-plan kitchen, dining, and family room. This area is beautifully appointed with high-quality finishes and features a sleek, modern kitchen with ample cabinetry, a large central island, and integrated appliances. The dining and family areas are spacious and versatile, ideal for both casual family meals and more formal entertaining. Large windows and doors provide seamless access to the rear garden. A highlight of the outdoor space is the newly erected summer house. This versatile space can serve as a home office, studio, or additional entertainment area, offering endless possibilities to suit your needs. The first floor accommodates four generously proportioned bedrooms. The principal is a tranquil retreat, with ample space for a range of furnishings. The other three bedrooms on this level are also spacious and well-appointed, with dimensions that offer flexibility for use as guest rooms, children's rooms, or a home office. A well-equipped family bathroom serves this floor, featuring modern fixtures and a luxurious design. The second floor is dedicated to a private and spacious bedroom suite. This expansive space benefits from its own en-suite shower facilities and additional eaves storage. Externally, the property offers a generous front driveway with parking for multiple vehicles and a beautifully landscaped south-east facing rear garden. This home is a rare opportunity to acquire a substantial property that combines elegance, comfort, and practicality in one of the area's most sought-after locations. Perfectly suited for modern family living, this home is presented in immaculate, turnkey condition throughout.

Location

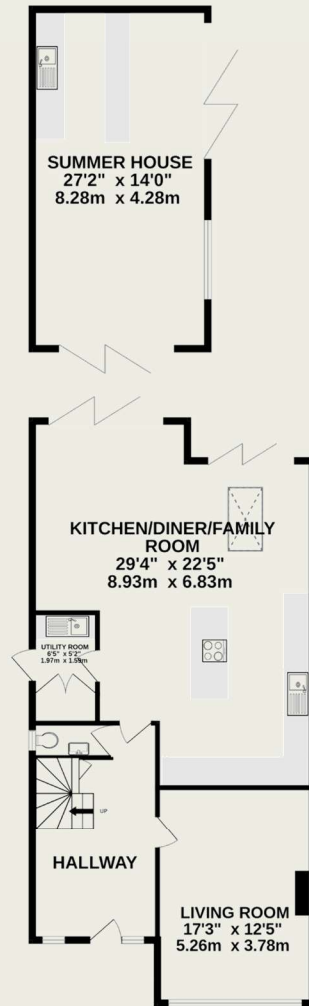
Park Street Lane is nestled in the desirable village of Park Street, conveniently close to the historic City of St Albans. The location offers easy access to the How Wood shopping parade, top-rated local schools, and bus services to St Albans and Watford—all within walking distance. The How Wood railway station, which connects St Albans to Watford Junction (Euston), is just a few minutes' walk away. Additionally, the area is surrounded by open countryside, parks, and is a short drive from both the M1 and M25 motorways.





Important Information

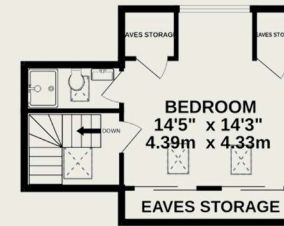
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GROUND FLOOR
1337 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

TOTAL FLOOR AREA : 2500 sq.ft. (232.3 sq.m.) approx.

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