



5 Hazel Road, Park Street, AL2 2AH  
Guide price £700,000 Freehold





## 5 Hazel Road

Park Street, AL2 2AH

A wonderful opportunity to purchase a three bedroom detached bungalow with a sunny south-west facing garden, located in a sought after road in the popular village of Park Street. The property offers excellent potential to extend to the side, rear and into the loft (subject to planning) and comes with the benefit of no onward chain.

The accommodation begins with a covered entrance porch and front door into the hall way which features a beautiful wood parquet floor, airing cupboard and doors to rooms. The generous lounge enjoys windows and double doors to the rear garden, a feature panelled fireplace and a connecting door to the dining room. A fitted kitchen offers a range of wall and base units with work surfaces above and recesses for appliances. There's a window and door to the side and a square archway into the dining room with a large window over looking the garden. The master bedroom benefits from a bay window to the front and a range of fitted wardrobes. The second and third bedrooms also enjoy fitted wardrobes. The bathroom comprises of a bath with mixer tap and shower attachment, basin with storage below and there's a separate W.C.

Externally there's a low level brick wall to the front with a lawn behind with plants and bushes to the side. A generous driveway leads to the garage with an up and over door, window to the rear and courtesy door to the rear. The 45ft sunny aspect rear garden is delightfully secluded via established hedges to the side and rear and benefits from a level lawn and patio area.

Hazel Road is a quiet road in the sought-after village of Park Street, just outside the historic City of St Albans. Perfectly situated within walking distance is the How Wood shopping parade, good local schools and bus services to St Albans and Watford, How Wood railway station linking St Albans and Watford Junction (Euston) is just a couple of minutes walk away and open countryside, parks, and the M1 and M25 are just a short drive away.







## ACCOMMODATION

### Entrance Hall

### Lounge

14'11 x 11'11 (4.55m x 3.63m)

### Dining Room

9'11 x 9'6 (3.02m x 2.90m )

### Kitchen

10'1 x 9'11 (3.07m x 3.02m)

### Bedroom 1

13'4 x 11'11 (4.06m x 3.63m)

### Bedroom 2

11'11 x 9'11 (3.63m x 3.02m)

### Bedroom 3

9'3 x 8'9 (2.82m x 2.67m)

### Bathroom

### Separate W.C.

## OUTSIDE

### Front Garden

### Garage

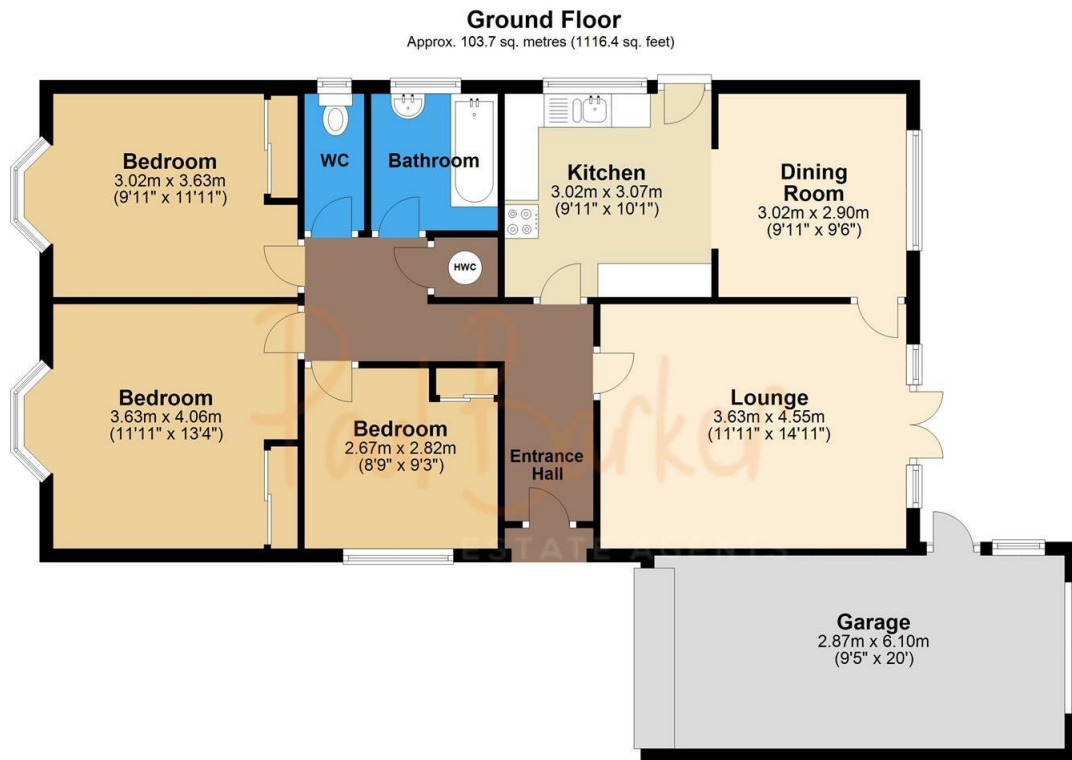
20 x 9'5 (6.10m x 2.87m)

### Rear Garden

45 (13.72m)



## Floor Plan



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

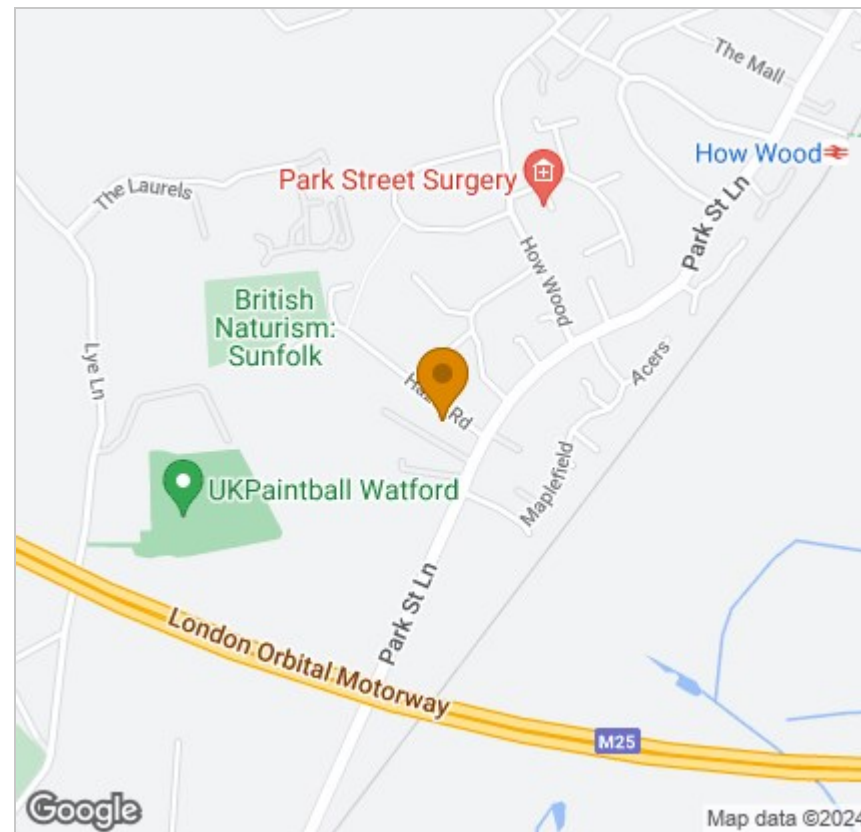
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## 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

