



**Connells**

Alder Close  
Park Street St. Albans



### Property Description

Introducing a beautifully presented three-bedroom family home situated in a quiet cul-de-sac in the heart of How Wood. This property boasts off-street parking for two vehicles, two reception rooms, a spacious kitchen diner, a versatile summer house divided into two rooms, and a convenient ground floor WC.

Upon entering, you'll find a welcoming hallway featuring an under-stairs storage cupboard. The kitchen diner is well-appointed with wall and base-mounted units, generous work surfaces, a larder cupboard, and ample space for a dining table. The main reception room is in excellent condition, complete with bi-folding doors that seamlessly connect to a full-width extension, enhanced by a large skylight and additional double doors that open to the garden. This expansive area is perfect for hosting family gatherings and celebrations.

At the rear of the garden, the summer house offers two distinct rooms, providing flexible options for use. The first-floor landing grants access to the loft, a storage cupboard, and all three generously sized bedrooms. A modern family bathroom completes this lovely home.

Conveniently located just 0.6 miles from How Wood station and a mere 0.5 miles from the popular shops at How Wood Parade, this property combines comfort and convenience in a sought-after location.

### Lounge

17' 8" x 15' 6" ( 5.38m x 4.72m )  
Wood floor.

### Reception Room Two

16' x 8' 8" ( 4.88m x 2.64m )  
Skylight, double doors

### Kitchen

12' 11" x 11' 7" ( 3.94m x 3.53m )

### Summer House

Split into 2 rooms.

### Summer Room Den

8' x 7' 10" ( 2.44m x 2.39m )

### Utility

11' 3" x 5' 5" ( 3.43m x 1.65m )

### Garden



### Bedroom One

13' 8" x 9' 3" ( 4.17m x 2.82m )

### Bedroom Two

13' x 10' 5" ( 3.96m x 3.17m )

### Bedroom Three

10' 1" x 7' 3" ( 3.07m x 2.21m )

### Bathroom

8' 1" x 5' 3" ( 2.46m x 1.60m )

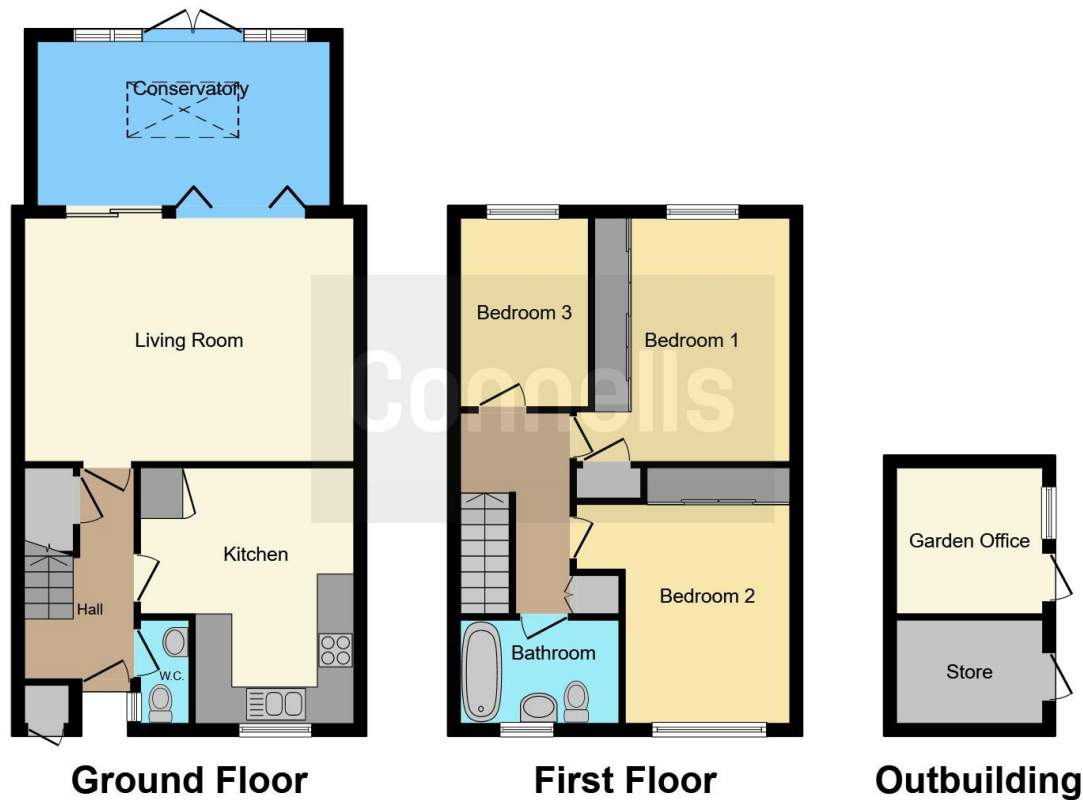












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**EPC Rating: C**

Tenure: Freehold

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