



Connells

Old Orchard
Park Street St. Albans



Property Description

Set at the top of a cul-de-sac and with incredible far reaching uninterrupted views is this 5-bedroom detached house with a detached garage to the side.

This double fronted property has an entrance porch leading into a hallway with doors off to all rooms. There is an impressive main reception room with 2 sets of double-glazed sliding doors to the rear. One set of the doors leads into a conservatory. There is a dual aspect dining room to the front of the house and a separate study too. A kitchen/breakfast room and ground floor cloakroom complete the ground floor accommodation.

On the first floor there are 5 bedrooms. Bedroom1 has an en-suite shower room and shaker style fitted cupboard. There are 4 more bedrooms and a further 3-piece bathroom.

The loft has been boarded and makes for a great storage room or cinema room.

Furthermore, this property offers a pretty, secluded and mature garden.

In the heart of the peaceful village of Park Street, this property requires some updating and will make for a wonderful family home. Only moments from Park Street station, the property has excellent transport links with the M25, A414 and M1, all within easy reach.

Reception Room

28' 8" x 10' 2" (8.74m x 3.10m)

two times double glaze sliding patio doors to rear aspect wood flooring feature gas effect fireplace.

Dining Room

18' x 10' 6" (5.49m x 3.20m)

dual aspect room with bay window to front aspect and picture window to side aspect feature fireplace with surround.

Kitchen Breakfast Room

10' 6" x 9' 8" (3.20m x 2.95m)

Comprising wall and base mounted units large double oven with six point hob and extractor fan. plumbing for dishwasher. Window to the rear aspect, granite work surface and breakfast bar.

Third Reception/Playroom/Study

11' x 7' 6" (3.35m x 2.29m)

Dual aspect room with window to side and front aspect.

Ground Floor Wc

comprising of WC with concealed system wall mounted handbasin, sit in storage, heated towel rail, tiled floor and walls.

Staircase

to 1st floor landing with window to side aspect and doors to all rooms.

Bedroom One

12' 8" x 13' 5" (3.86m x 4.09m)

Picture window to rear aspect of uninterrupted

view. Includes a shaker style cupboard. Door off to ensuite measuring 6 feet 4 x 4' 8. 4 piece suite comprising of shower cubicle low flush WC, pedestal wash hand basin and bidet, tiles to wall and floor.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Picture window to rear aspect.

Bedroom Three

10' 7" x 9' 8" (3.23m x 2.95m)

with picture window to front aspect

Bedroom Four

8' 4" x 7' 10" (2.54m x 2.39m)

Picture window two sided aspect.

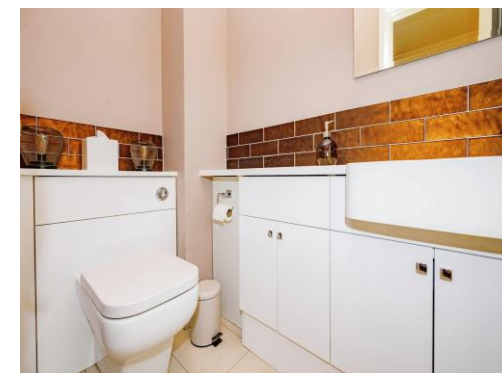
Detached Garage

17' x 8' 4" (5.18m x 2.54m)

Conservatory

19' 7" x 8' (5.97m x 2.44m)

with sliding doors leading out to private wraparound rear garden with side access and rear access to the detached garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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