



Connells

Park Street Lane
Park Street St. Albans

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Park Street St. Albans AL2 2NB

for sale offers in excess of
£450,000



PROPERTY DESCRIPTION

Welcome to this beautifully renovated and extended mid-terrace property, boasting versatile living spaces and high-end finishes throughout. As you enter through the long entrance hall, you'll immediately appreciate the attention to detail and thoughtful design that sets this home apart. The ground floor features a living room, perfect for guests or as a home office, alongside a stunning bathroom that exudes luxury with its contemporary fixtures and fittings. The heart of the home is the expansive open plan living kitchen diner, offering ample space for family meals and entertaining, complemented by a large skylight, modern appliances and stylish cabinetry. Upstairs, you'll find a generously sized double master bedroom that invites relaxation, along with a second double bedroom with access on the landing to the fully insulated and boarded loft, offering fantastic potential for additional storage or future conversion. Outside, the property is equally impressive, with a charming front garden and a rear garden that features a delightful patio area and a grassy space, perfect for outdoor entertaining or simply enjoying the fresh air. The convenience of off-road parking at the front enhances the appeal of this exceptional home. Located just 0.4 miles from Park Street train station, you'll enjoy easy access to the city centre, which is only a 10-minute drive away. Additionally, local amenities are within walking distance, making this property an ideal choice for modern living.



Entrance Hall

20' 7" max x 3' 11" max (6.27m max x 1.19m max)

Kitchen

15' 1" max x 9' 3" max (4.60m max x 2.82m max)

Bedroom One

11' 4" max x 11' 3" max (3.45m max x 3.43m max)

Bedroom Two

11' 4" max x 10' 9" max (3.45m max x 3.28m max)

Bedroom Three

7' 9" max x 7' 8" max (2.36m max x 2.34m max)

Bathroom

8' 1" max x 5' 9" max (2.46m max x 1.75m max)





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

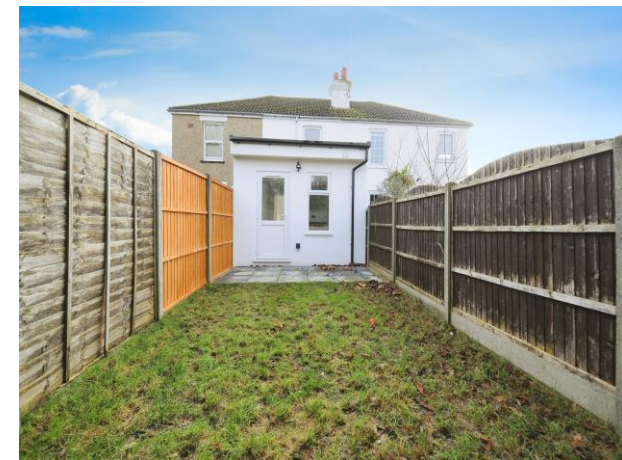
To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/STA316508



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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