



**Connells**

Maplefield  
Park Street St. Albans





#### PROPERTY DESCRIPTION

Welcome to this beautifully presented detached house, nestled in the sought-after area of Park Street, just 0.5 miles from How Wood train station. This charming residence boasts an inviting entrance hall that sets the tone for the warm and welcoming atmosphere throughout. Step into the expansive dual aspect living diner, a perfect space for both entertaining and family gatherings. The large double doors lead seamlessly to the picturesque garden, inviting natural light to flood the room and offering a delightful view of the outdoor space. The well-appointed kitchen features ample storage and convenient rear access, making it an ideal setup for any home chef. The accommodation comprises three generous double bedrooms, providing plenty of space for relaxation and personal retreat. The recently renovated family bathroom adds a touch of modern elegance, complemented by a convenient downstairs WC for guests. Each room is enhanced by large windows, ensuring a bright and airy feel throughout the home. Outside, the property boasts a lovely front and rear garden, complete with side access for added convenience. The garage, accessible from the rear and via a service road, offers practicality for storage or parking. Additional features of this remarkable home include plenty of storage options and a fully boarded and insulated loft, perfect for those looking to expand their living space or simply keep belongings organized.



## Entrance Hall

12' 8" max x 7' 7" max ( 3.86m max x 2.31m max )

## Cloakroom

7' 1" max x 2' 4" max ( 2.16m max x 0.71m max )

## Lounge

22' 10" max x 10' 7" max ( 6.96m max x 3.23m max )

## Kitchen

16' 3" max x 9' 1" max ( 4.95m max x 2.77m max )

## Bedroom One

11' 10" max x 11' 5" max ( 3.61m max x 3.48m max )

## Bedroom Two

11' 6" max x 8' 9" max ( 3.51m max x 2.67m max )

## Bedroom Three

8' 4" max x 8' 1" max ( 2.54m max x 2.46m max )

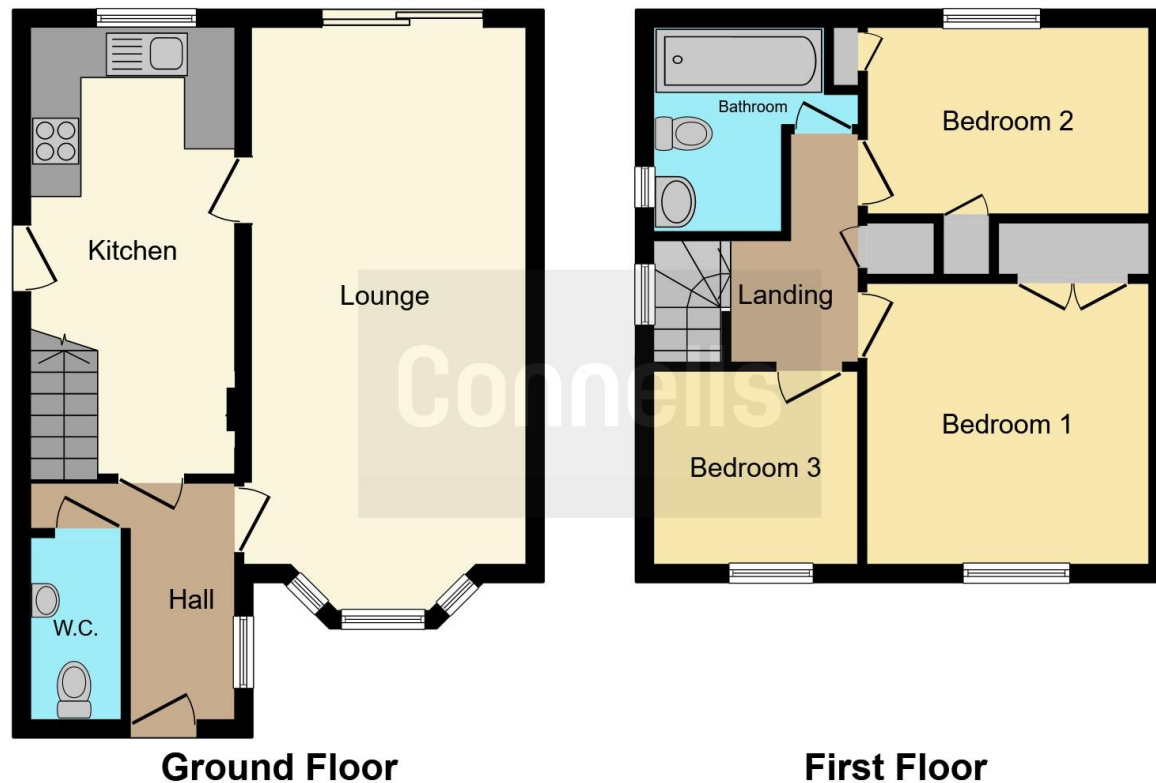
## Bathroom

8' 8" max x 7' max ( 2.64m max x 2.13m max )

## Rear Garden

Access to garage and patio





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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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