



**Connells**

Alder Close  
Park Street St. Albans



### Property Description

Step inside to a bright and welcoming hallway with a useful under-stairs storage cupboard. The generous kitchen/diner features ample wall and base units, excellent worktop space, a handy larder cupboard, and plenty of room for a family dining table - making it the true hub of the home.

The main reception room is beautifully finished and leads through bi-folding doors into a superb full-width rear extension. Bathed in natural light from a large skylight and additional double doors opening onto the garden, this expansive space creates a seamless indoor-outdoor flow, perfect for entertaining, relaxing, or hosting family celebrations.

The rear garden also benefits from a fantastic two-room summer house, offering endless flexibility whether used as a home office, playroom, studio, or gym.

Upstairs, the first-floor landing provides access to the loft, a storage cupboard, and three well-proportioned bedrooms. A stylish and contemporary family bathroom completes the accommodation.

Situated just 0.6 miles from How Wood station and moments from the popular How Wood Parade with its selection of shops and amenities, this property combines generous living space with everyday convenience in a highly sought-after location.



### **Sitting Room**

15' x 17' 4" ( 4.57m x 5.28m )

### **Dining Room**

8' 9" max x 8' 5" max ( 2.67m max x 2.57m max )

### **Kitchen**

13' 1" x 9' 2" max ( 3.99m x 2.79m max )

### **Bedroom One**

13' 2" x 12' 5" max ( 4.01m x 3.78m max )

### **Bedroom Two**

13' 5" max x 12' 3" max ( 4.09m max x 3.73m max )

### **Bedroom Three**

10' 2" x 7' 3" ( 3.10m x 2.21m )

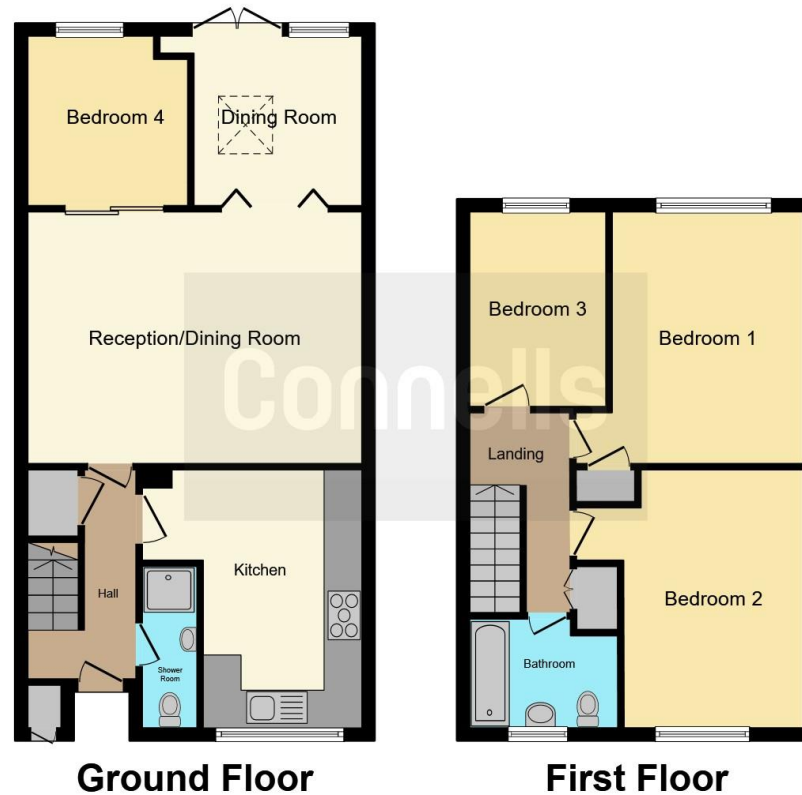
### **Bathroom**

5' 7" x 7' 7" ( 1.70m x 2.31m )









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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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