



Connells

Park Street Lane
Park Street St. Albans

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Park Street St. Albans AL2 2JF

for sale offers over
£725,000



Property Description

Nestled in the heart of Park Street and ideally located just a stone's throw from How Wood Train Station, this chain-free, four-bedroom semi-detached home offers an exceptional blend of space, comfort, and convenience - perfect for families and commuters alike.

Benefiting from a double-storey rear extension, the property boasts a thoughtfully arranged layout featuring a bright living room with bay window, a separate dining room, and an expansive kitchen with direct access to the rear garden - ideal for modern family living and entertaining.

Upstairs, you'll find four generously proportioned bedrooms, including a principal bedroom with en suite, a well-appointed family bathroom, and a downstairs WC for added practicality.

Externally, the property features a private rear garden, perfect for children or al fresco dining, as well as off-road parking for up to four vehicles to the front.

Park Street Lane is located in the popular village of Park Street in St Albans which is close by to the major motorway networks including the M1 and M25, well regarded schools, local amenities as well as How wood train station. St Albans City Centre is a short distance away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

This is a rare opportunity to acquire a spacious and extended family home in a sought-after location with superb transport links and no onward chain.

Viewing highly recommended.

Entrance Porch

5' 5" max x 4' 6" max (1.65m max x 1.37m max)

Entrance Hall

Cloakroom

5' 6" max x 2' 2" max (1.68m max x 0.66m max)

Lounge

12' 3" max x 11' 2" max (3.73m max x 3.40m max)

Dining Room

12' max x 11' 8" max (3.66m max x 3.56m max)

Kitchen

17' 1" max x 14' 3" max (5.21m max x 4.34m max)

Utility Room

6' max x 5' 6" max (1.83m max x 1.68m max)

Landing

15' 9" max x 11' max (4.80m max x 3.35m max)

Bedroom One

10' 3" max x 9' 2" max (3.12m max x 2.79m max)

En Suite

7' 4" max x 2' 2" max (2.24m max x 0.66m max)

Bedroom Two

10' 4" max x 10' max (3.15m max x 3.05m max)

Bedroom Three

11' 9" max x 6' 7" max (3.58m max x 2.01m max)

Bedroom Four

7' 6" max x 7' 1" max (2.29m max x 2.16m max)

Bathroom

7' 5" max x 7' 4" max (2.26m max x 2.24m 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

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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/MWK306088

Tenure: Freehold



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