



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



196 PARK STREET LANE, PARK STREET, ST. ALBANS, AL2 2AQ

ASKING PRICE £1,000,000



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196 Park Street Lane, Park Street, St. Albans, AL2 2AQ

Nestled in the charming Park Street Lane of St. Albans, this uniquely located detached gated bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,842 square feet, the property boasts an inviting reception room, ideal for both relaxation and entertaining. The spacious kitchen, complete with a worktop island, is a delightful space for culinary enthusiasts and family gatherings alike.

This bungalow features three well-proportioned bedrooms, including a master suite with an en suite bathroom, providing a private retreat. Additionally, there is the potential to convert the dressing room into a fourth bedroom, offering flexibility to suit your needs. The family bathroom is thoughtfully designed, ensuring ample facilities for all.

The property also includes a utility room, enhancing practicality for everyday living. Step outside to discover a rear garden laid to lawn, complemented by a patio area, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Parking is a breeze with space for multiple vehicles on the large driveway, along with a double garage for added convenience. The location is particularly advantageous, being close to local amenities and benefiting from excellent road links, making commuting and daily errands effortless.

This bungalow presents a wonderful opportunity for those seeking a spacious and adaptable home in a desirable area. Don't miss the chance to make this delightful property your own.



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- Unique & Sought After Location
 - Detached Bungalow
 - Three/Four Bedrooms
- Spacious Living Accommodation
 - Two Bathrooms
 - Utility Room
 - Double Garage
- Ample Off Street Parking
- Close Proximity To Local Amenities & Good Road Links
 - Council Tax Band G







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Park Street Lane AL2

Approximate Gross Internal Floor Area = 171.1 sq m / 1842 sq ft

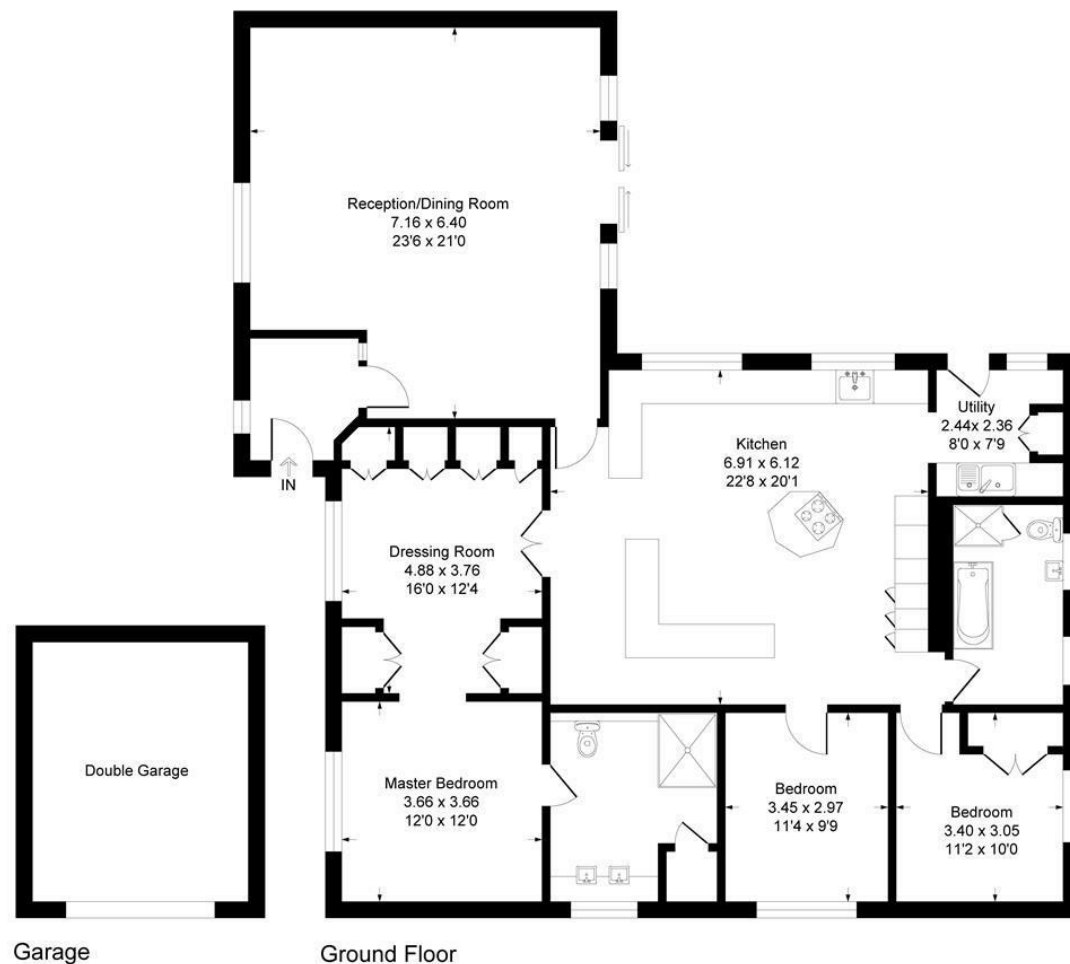



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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