



30 Park Street Lane, Park Street, St. Albans, AL2 2JB

Guide Price £1,100,000



Nestled in the desirable Park Street Lane, St. Albans, this beautifully presented detached family home offers an impressive 2,281 square feet of living space, perfect for modern family life. With three spacious reception rooms, including a light-filled lounge that overlooks the well-maintained rear garden, this property is designed for both comfort and functionality.

The ground floor features a separate dining room, a generous breakfast room, a utility room, and a convenient downstairs WC, ensuring ample space for family gatherings and entertaining guests. The home boasts five well-proportioned bedrooms, two of which are complemented by their own en-suite bathrooms, providing privacy and convenience for family members or guests. A family bathroom serves the remaining bedrooms, enhancing the home's appeal.

The rear garden is a delightful retreat, laid to lawn with a charming patio area, ideal for outdoor dining or relaxation. Additionally, an outbuilding/studio offers versatile space that can be utilised as a home office, gym, or guest room, catering to a variety of lifestyle needs.

This property is situated in a popular and sought-after location, close to local amenities, excellent road links, and highly regarded schools, making it an ideal choice for families. With parking available for multiple vehicles, this home combines practicality with elegance, making it a must-see for those seeking a spacious and inviting family residence in St. Albans.







- Popular & Sought After Location
- Beautifully Presented Detached Family Home
 - Five Bedrooms
 - Three Bathrooms
 - Utility Room
 - Downstairs WC
 - Outbuilding/Studio
- Ample Off Street Parking
- Close to Local Amenities
- Council Tax Band G





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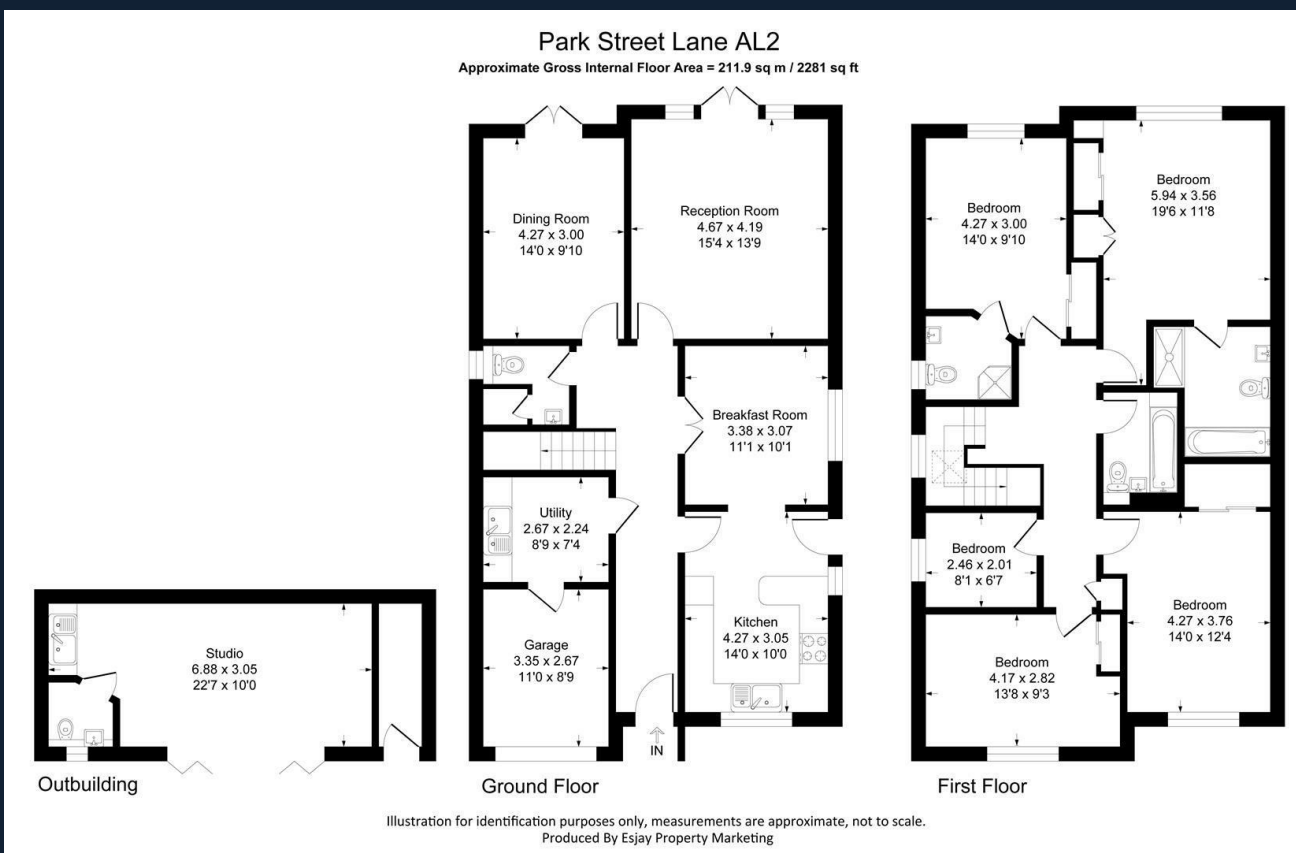
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

