



32 Hazel Road, Park Street, St. Albans, AL2 2AJ

Guide Price £1,150,000



We are delighted to offer for sale this beautifully presented and unique detached family home, complete with an attached self-contained annexe located in a quiet and popular Cul de Sac location.

Finished to an exceptional standard throughout, the property features premium fittings and quality finishes. Conveniently located less than a mile from How Wood Station and How Wood Primary School, this home perfectly combines style, comfort, and practicality.

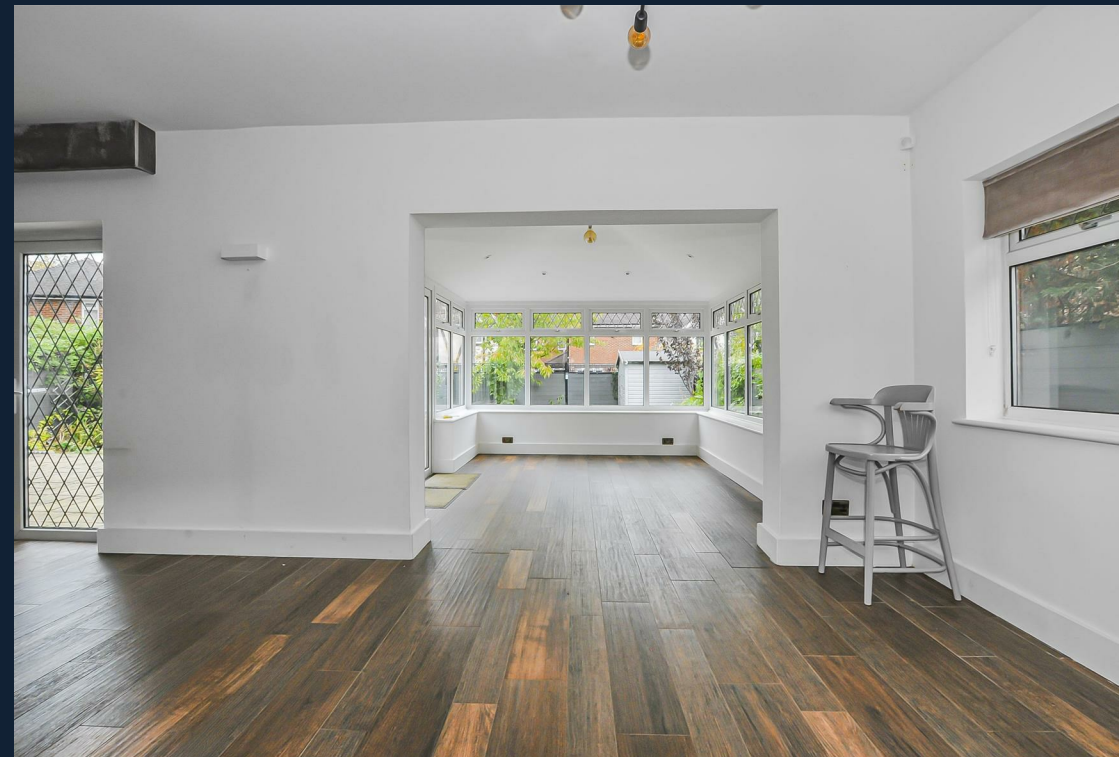
The main house boasts Miele appliances, Porcelanosa tiles throughout the ground floor with the added benefit of underfloor heating. A water softener adds to the finer details of the home.

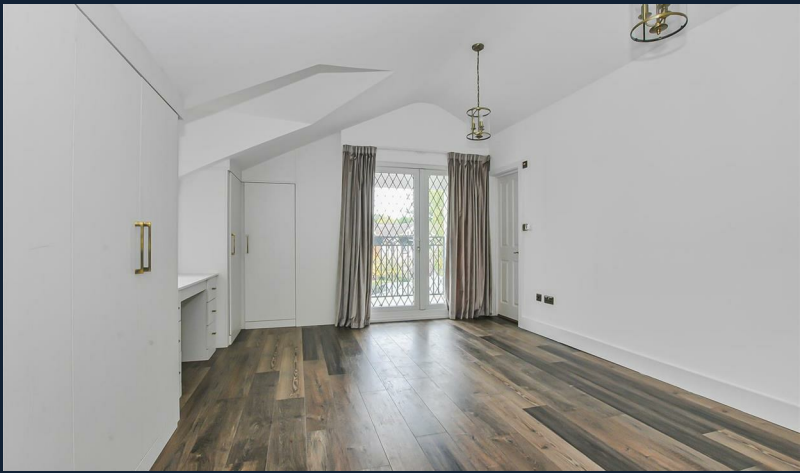
This versatile home offers five bedrooms with built in storage, four bathrooms, one being an en suite to the master bedroom that has a delightful balcony, a rare find within a home.

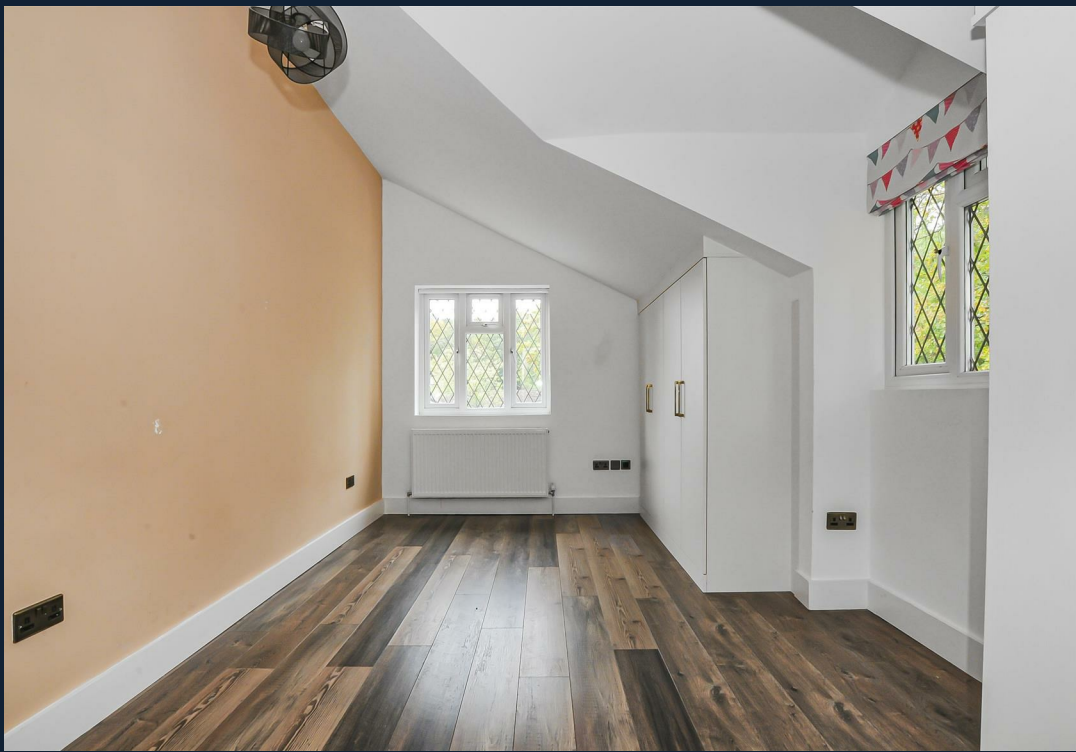
Externally, the property offers a spacious driveway with off-street parking for multiple vehicles and an electric vehicle charging point.

The private garden to the side and rear provides an ideal outdoor space, with gated access leading to the front and to the annexe.

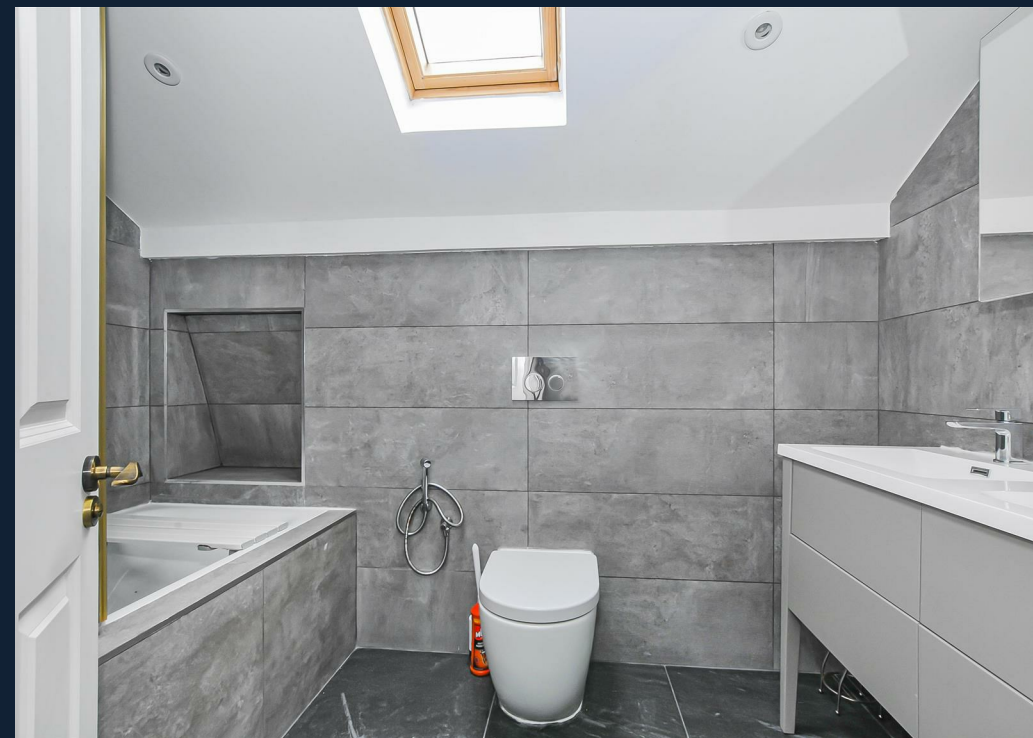
Please note that the property falls under two separate council tax bands — Band F for the main house and Band A for the annexe. Early viewing is highly recommended to avoid disappointment.





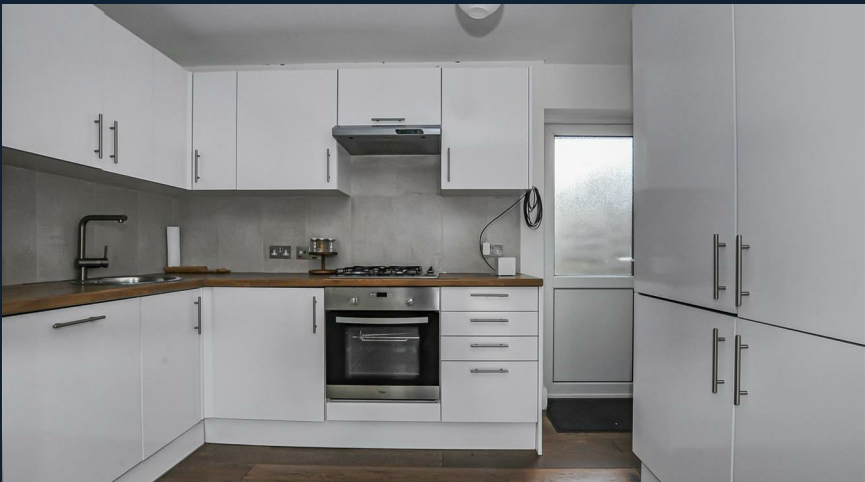


- Popular & Sought After Location
- Beautifully Presented Detached Family Home
 - No Upper Chain
 - Five Bedrooms
 - Four Bathrooms
- Spacious Kitchen/Dining/Family Room
- Self Contained Annexe
- Close to Local Amenities, Good Road Links & Highly Regarded Schools
- Ample Off Street Parking/EV Charging Point
- Please Note - Main House Council Tax Band F/ Annexe Council Tax Band A





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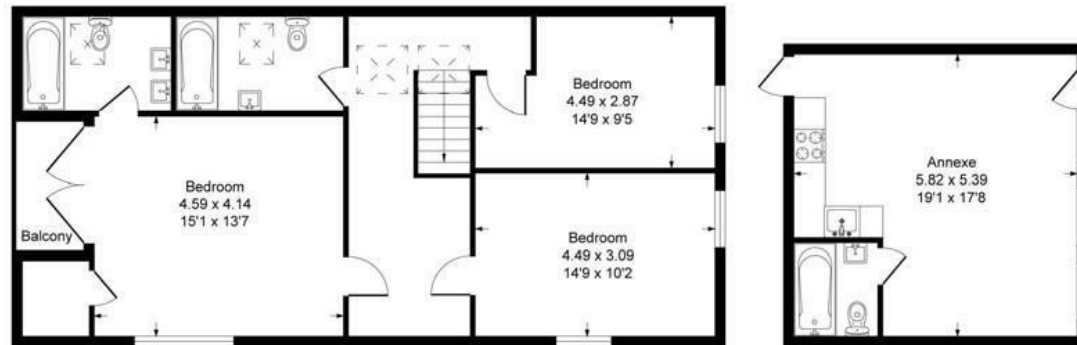


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Hazel Road
Approximate Gross Internal Floor Area = 237.5 sq m / 2557 sq ft



First Floor

Annexe



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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 