

Park Street Lane, Park Street, St Albans AL2 2HQ

Price Guide £1,250,000 Freehold

Boasting 2129 sq ft of beautifully designed living space, this stunning four bedroom detached chalet bungalow seamlessly combines elegance and practicality. Thoughtfully crafted for modern comfort, the home features two spacious reception rooms, a high-quality conservatory, a superb fully integrated kitchen, a separate utility room, and two impeccably styled luxury bathrooms

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Key Features

- Four Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Quality Conservatory
- Master Bedroom with En-suite
- Family Bathroom
- Ground Floor Cloakroom
- Detached Over Size Garage
- Ample Front & Rear Parking
- Impressive Corner Plot

The Property

For added convenience, the property includes a downstairs cloakroom and benefits from securely gated off-street parking for at least eight vehicles, ensuring ample space for residents and guests alike.

Set on a generous corner plot along one of the village's most prestigious residential roads, this home enjoys an oversized detached garage, a rare find that offers the perfect solution for securely storing a Motorhome, Caravan, or Boat.

Outside:

The property is approached by an impressive and private gated driveway and boasts off-street parking for at least six cars.

To the rear there is a mature large sunny aspect garden and boasts a fantastic outside covered seating and entertainment area, with a brick built BBQ and a lovely pond, which also has great potential to be converted into hot tub.

The Location

The property is less than two miles from St Albans City centre, and in convenient reach of all the villages' excellent local amenities, including a comprehensive shopping parade, two good junior/infant schools, How Wood station on the Abbey line connecting St Albans Abbey and Watford Junction, as well as easy access to the M25/M1 and the Thames link station in Radlett.

The Accommodation:

Cloakroom: 1.4m x 1.4m (4'7" x 4'7")

Living Room: 5.26m x 3.63m (17'3" x 11'10")

Dining Room: 3.82m x 2.69m (12'6" x 8'9")

Conservatory: 3.80m x 2.91m (12'5" x 9'6")

Kitchen: 4.63m x 3.18m (15'2" x 10'5")

Utility Room: 4.69m x 2.14m (15'4" x 7'0")

Master Bedroom: 4.29m x 3.29m (14'0" x 10'9")

En-Suite Bathroom: 3.25m x 2.14m (10'7" x 7'0")

Bedroom Two: 5.76m x 4.06m (18'10" x 13'3")

Bedroom Three: 4.23m x 2.69m (13'10" x 8'9")

Bedroom Four: 5.07m x 2.16m (16'7" x 7'1")

Luxury Family Bathroom:

Garage: 5.64m x 4.70m (18'6" x 15'5")

Rear Garden: 14.76 x 14.97m (48'5" x 49'1")

Gated Front: 20.81m x 11.84m (68'3" x 38'10")

Additional Rear Parking: 9.76m x 7.38m (32'0" x 24'2")

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer: - While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



Kitchen/Breakfast Room



Lounge



Dining Room



Conservatory



Master Bedroom



Master Bedroom En-Suite



Utility Room



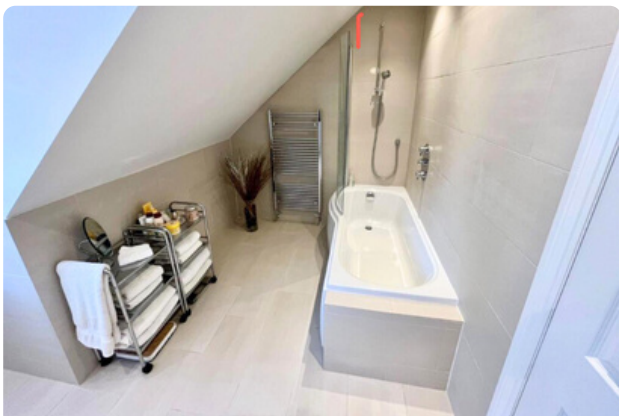
Bedroom Three



Kitchen



Bedroom Two



Bathroom



Rear Garden



Garden Feature



Rear Aspect



Rear Garage & Parking



Rear Aspect



Rear Garden



Rear Aspect



Garden Patio



Bedroom Two

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Map



FOUR BEDROOM DETACHED CHALET HOUSE

TOTAL FLOOR AREA : 2266 sq.ft. (210.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Floor Plan:
2129 sq.feet
197.8 sq.meters

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.