



PRESTIGE & VILLAGE

UK's finest properties

213B, PARK STREET LANE, ST. ALBANS, AL2 2BB





Prestige and Village are Overjoyed to offer this WONDERFUL OPPORTUNITY to Acquire this SUBSTANTIAL FIVE BEDROOM CHALET BUNGALOW offering around 3000 SQ FT fully modernised in 2020 with DRIVEWAY for 6 CARS situated on a Generous Plot. The Property is ideally located in How Wood only a few minutes walk to How Wood Station with Links to Watford Junction with connection to London Euston and St Albans. Features include STYLISH 28ft Open Plan Kitchen and Dining Area, Downstairs Office, Downstairs Bedroom (Two) with Dressing Room and Ensuite, Additional Reception Room, Utility Room, FOUR Upstairs DOUBLE BEDROOMS with TWO ENSUITES, Family Bathroom, Library, Spacious Rear Garden, NO ONWARD CHAIN, VIEWING HIGHLY SUGGESTED.







- Wonderful Opportunity to Acquire this Five Bedroom Chalet Bungalow which has been modernised in 2020
- Offering close to 3000 Sq Ft Accommodation
- Driveway for Six Cars Located on a Generous Plot
- Ideally Located only a Few Minutes Walk to Hoe Wood Station
- Stylish Open Plan Kitchen, Dining Area and Lounge with Breakfast Bar
- Downstairs W.C, Office and Additional Reception Room
- Downstairs Bedroom (Two) with Ensuite and Dressing Room
- Utility Room
- Four Upstairs Double Bedrooms and Two Ensuities
- No Onward Chain, Viewing Strongly Recommended









### ENTRANCE HALLWAY

24'6 x 4'4 (7.47m x 1.32m )  
Composite Door to Front Aspect, Under Floor Heating, Smoke Alarm, Storage Cupboard, Stairs to 1st Floor Landing, Tree Smoke Laminate Flooring.

### DOWNSTAIRS OFFICE

11'11 x 11'9 (3.63m x 3.58m)  
Double Glazed Window to Front Aspect, Under Floor Heating, Tree Smoke Laminate Flooring.

### BEDROOM TWO (DOWNSTAIRS)

11'6 x 11'7 (3.51m x 3.53m )  
Double Glazed Window to Front Aspect, Under Floor Heating, Tree Smoke Laminate Flooring.

### ENSUITE TO BEDROOM TWO

5'0 x 8'10 (1.52m x 2.69m )  
Low Level W.C, Mixer Tap, Vanity Cupboard, LED Touch Mirror, Extractor Fan. Shower Cubicle with Mains Shower, Double Glazed Window to Side Aspect, Tiled Flooring.

### DRESSING ROOM

5'7 x 8'11 (1.70m x 2.72m )  
Sensor Lighting, Under Floor Heating, Tree Smoke Laminate Flooring.

### RECEPTION ROOM

11'11 x 8'11 (3.63m x 2.72m)  
Double Glazed Window to Side Aspect, Under Floor Heating, Tree Smoke Laminate Flooring.

### DOWNSTAIRS W.C

8'3 x 3'11 (2.51m x 1.19m)  
Low Level W.C, Mixer Tap, Vanity Cupboard, Hand Basin with Mixer Tap, LED Touch Mirror, Extractor Fan.

### UTILITY ROOM

8'1 x 7'6 (2.46m x 2.29m )  
Roll Top Work Surfaces, Cupboards at Eye and Base Level, Stainless Steel Sink and Mixer Tap, Wall Mounted Ideal Boiler, Mega Flow Tank, Double Glazed Door to Side Aspect, Harvey Water Softener.

### OPEN PLAN KITCHEN, DINER AREA AND LOUNGE AREA

28'9 x 24'3 (8.76m x 7.39m)  
Quartz Work Surfaces, Double Glazed Window to Rear Aspect, Quooker Tap, Siemens Induction Hob, Built in Fridge/Freezer, Under Floor Heating, Quartz Breakfast Bar, uilt in Neff Dishwasher, Extractor Fan, LED Spot Lighting, T.V Point, By Fold Doors opening to Rear Garden, Smoke Alarm, Tree Smoke Laminate Flooring.

### 1ST FLOOR LANDING

8'10 x 12'5 (2.69m x 3.78m )  
Door to all rooms, Smoke Alarm, Single Panel Radiator, Airing Cupboard, Single Panel Radiator.

### LIBRARY

9'1 x 4'2 (2.77m x 1.27m )  
Velux Window to Side Aspect.

### PRINCIPLE ONE

12'6 x 19'8 (3.81m x 5.99m )  
Fitted Wardrobes, Double Glazed Window to Rear Aspect, Velux Window to Side Aspect, Double Panel Radiator, Door to Ensuite.

### ENSUITE

10'0 x 5'2 (3.05m x 1.57m )  
Low Level W.C, Wash Basin with Mixer Tap, Tiled Flooring, Heated Towel Rail, Shower Cubicle with Mains Shower, Extractor Fan.

### BEDROOM THREE

11'2 x 14'4 (3.40m x 4.37m )  
Double Glazed Window to rear Aspect, Fitted Wardrobes, Single Panel Radiator, T.V Point, Door to Ensuite.

### ENSUITE

7'7 x 4'11 (2.31m x 1.50m)  
Low Level W.C, Wash Basin with Mixer Tap, Tiled Flooring, Heated Towel Rail, Shower Cubicle with Mains Shower, Extractor Fan.

### BEDROOM FOUR

12'9 x 12'0 (3.89m x 3.66m )  
Double Panel Radiator, Double Glazed Bay Window to Front Aspect, Velux Window to Side Aspect.

### REAR GARDEN

Patio Area, Outside Lighting, Security Lighting, Timber Fencing and Concrete Posts, Side Gated Access.

### DRIVEWAY AND FRONT GARDEN

Gravelled Driveway with 6 Cars.

### LOCAL INFORMATION

This property is ideally located in How Wood a district of St Albans, which has excellent Bus Links which have services to St Albans City Centre and Train Links to St Albans and Watford Junction which has onward connections to London Euston, also Radlett is a short drive away with direct links to London St Pancras. There is number of local shopping Options in How Wood.

School options are plentiful with St Michaels High School on 7 minutes drive, How Wood Primary and Park Street Primary Schools are a short distance from the property.







Band F

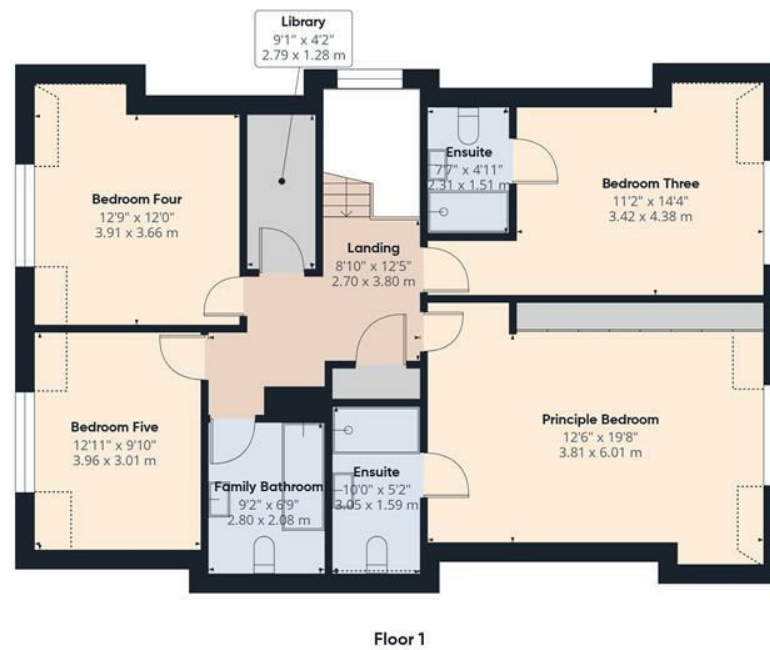
| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---------------------------------------------|---------|-----------------------------------------------------------------|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| 95-100 A                                    |         | 95-100 A                                                        |         |
| 81-94 B                                     |         | 81-94 B                                                         |         |
| 67-80 C                                     |         | 67-80 C                                                         |         |
| 53-66 D                                     |         | 53-66 D                                                         |         |
| 39-52 E                                     |         | 39-52 E                                                         |         |
| 25-38 F                                     |         | 25-38 F                                                         |         |
| 11-24 G                                     |         | 11-24 G                                                         |         |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                                         |         |
| England & Wales                             |         | England & Wales                                                 |         |





Approximate total area<sup>(1)</sup>

2473 Sq Foot  
229.74 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.





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