



181 Park Street Lane, Park Street, St. Albans, AL2 2BA  
Guide Price £695,000



- Popular & Sought After Location
  - Detached Family Home
    - Three Bedrooms
    - Conservatory
- Close Proximity to Local Amenities
  - Convenient Transport Links
    - Off Street Parking
- Potential For Further Expansion (STPP)
  - Council Tax Band F



# CARTER HAYWARD

INDEPENDENT ESTATE AGENTS

Situated on the desirable Park Street Lane, this charming detached family home offers a perfect blend of comfort and potential. Spanning an impressive 1,182 square feet, the property features a spacious reception and dining room that seamlessly flows into a delightful conservatory, providing a lovely view of the rear garden.

The well-appointed kitchen is fully functional, catering to all your culinary needs. Additionally, the downstairs office presents an excellent opportunity for conversion into a fourth bedroom, enhancing the home's versatility. Upstairs, you will find three generously sized bedrooms, a family bathroom, and a separate WC, ensuring ample space for family living.

The rear garden is predominantly laid to lawn, complemented by a patio area, ideal for outdoor entertaining or simply enjoying the fresh air. Side access leads conveniently to the front of the property, where a small lawned area and off-street parking for two vehicles await. In addition, a garage to the rear of the home offers additional storage options.

Situated in a popular and convenient location within Park Street, St. Albans, this home is in close proximity to local amenities, excellent road links, and highly regarded schools, making it an ideal choice for families. With potential for further expansion, subject to planning permission, this property is a wonderful opportunity for those looking to create their dream home in a sought-after area.





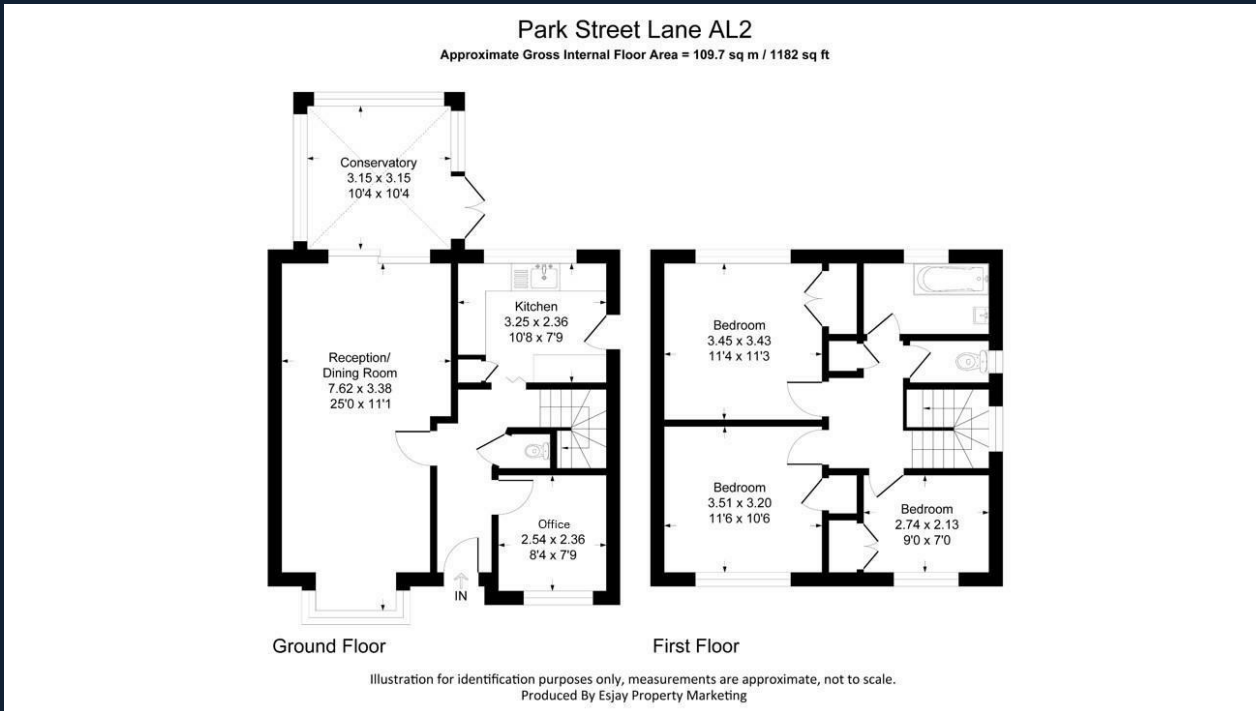


**CARTER HAYWARD**  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC

