



112 Park Street Lane, Park Street, St. Albans, AL2 2JG

Guide Price £975,000



Located on the desirable Park Street Lane in St. Albans, this unique and spacious detached family home offers an exceptional living experience. Spanning an impressive 1,614 square feet, the property boasts three reception rooms, five well-proportioned bedrooms, and three bathrooms, making it ideal for families seeking both comfort and style.

Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living room, which seamlessly connects to a generous dining area. This space flows effortlessly into the modern kitchen and breakfast room, forming the heart of the home. For added convenience, a utility room is also located on the ground floor, alongside a practical downstairs WC.

The first floor is home to a splendid principle bedroom complete with an en suite bathroom, providing a private retreat. The remaining three bedrooms are served by a family bathroom, ensuring ample space for all family members. A standout feature of this property is the self-contained annex, which includes its own kitchen and lounge area, as well as a bedroom. This versatile space is perfect for guests or older children seeking their own independence.

Outside, the large rear garden is predominantly laid to lawn, complemented by a patio area that is perfect for summer entertaining. The front of the property offers ample off-street parking for multiple vehicles, a rare find in such a sought-after location.

This home is ideally situated within close proximity to local amenities, excellent transport links, and highly regarded schools, making it a perfect choice for families. Coming to the market with no chain, this property presents a wonderful opportunity to create lasting memories in a truly remarkable setting.





- Popular & Sought After Location
  - No Upper Chain
- Spacious Detached Family Home
  - Five Bedrooms and Three Bathrooms (Inc Self Contained Annex)
    - Utility Room
    - Downstairs WC
    - Large Rear Garden
    - Ample Off Street Parking
  - Close Proximity to Local Amenities & Highly Regarded Schools
    - Council Tax Band F









**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

119 Oakwood Road  
Bricket Wood, St Albans  
Hertfordshire  
AL2 3QB

Tel: 01923682 888

Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)

Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)

## Park Street Lane AL2

Approximate Gross Internal Floor Area = 149.9 sq m / 1614 sq ft

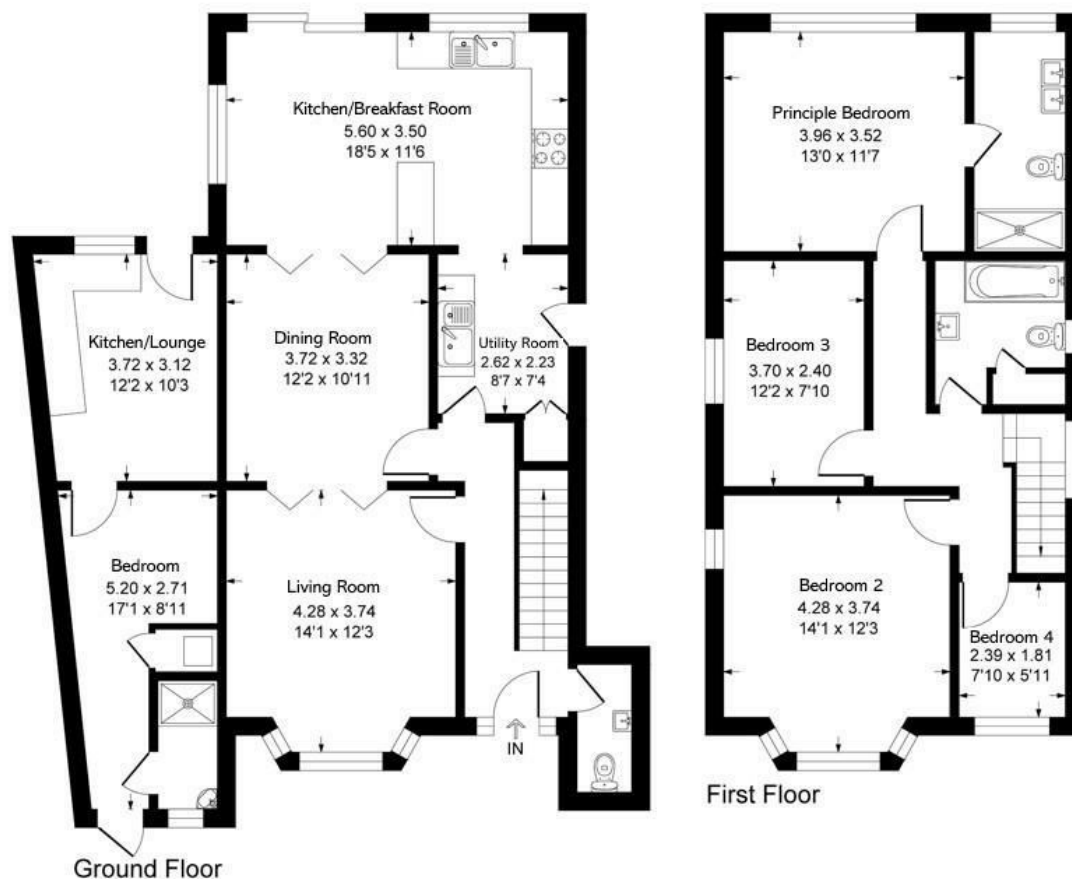


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

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>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 