



**Connells**

Old Orchard  
Park Street St. Albans



# Old Orchard Park Street St. Albans AL2 2QB

for sale offers in excess of  
**£700,000**



## Property Description

Perfectly blending family comfort, convenience, and lifestyle, this superb property is ideally positioned for excellent transport links including Park Street station (with connections to Watford Junction and St Albans Abbey), easy access to the M1, M25, and A414, and several well-regarded local schools. Enjoy the best of both worlds with idyllic countryside walks on your doorstep, while St Albans' historic city centre, with its bustling restaurants, cafés, and boutique shops, is only a short drive away.

Outside, the home truly shines. The gardens to the front and rear offer superb outdoor space for relaxation and play, while a garage and private driveway to the side provide convenient off-street parking.

This is a fantastic opportunity to secure a detached family home in one of St Albans' most well-connected and desirable locations - contact us today to arrange your viewing.

The accommodation is thoughtfully arranged over two floors, offering light, space, and flexibility. The ground floor features an inviting entrance hall, a cloakroom, a generous box bay-fronted sitting room, and a separate dining room that opens directly onto the rear garden-perfect for entertaining or family gatherings. The modern fitted kitchen provides ample storage and workspace, ideal for everyday living.

Upstairs, there are three/four well-proportioned bedrooms and a generous sized family bathroom benefitting from a separate bath and shower.



Max x 2.46m

Max x 2.62m

## Entrance Hallway

## Cloakroom

## Sitting Room

18' 3" Max x 10' 9" Max ( 5.56m Max x 3.28m Max )

## Dining Room

12' 1" Max x 8' 4" Max ( 3.68m Max x 2.54m Max )

## Kitchen

10' 7" x 10' ( 3.23m x 3.05m )

## First Floor Landing

## Bedroom One

10' 9" x 10' 1" ( 3.28m x 3.07m )

## Bedroom Two

10' 7" x 10' 1" ( 3.23m x 3.07m )

## Bedroom Three

12' Max x 8' 4" Max ( 3.66m Max x 2.54m Max )



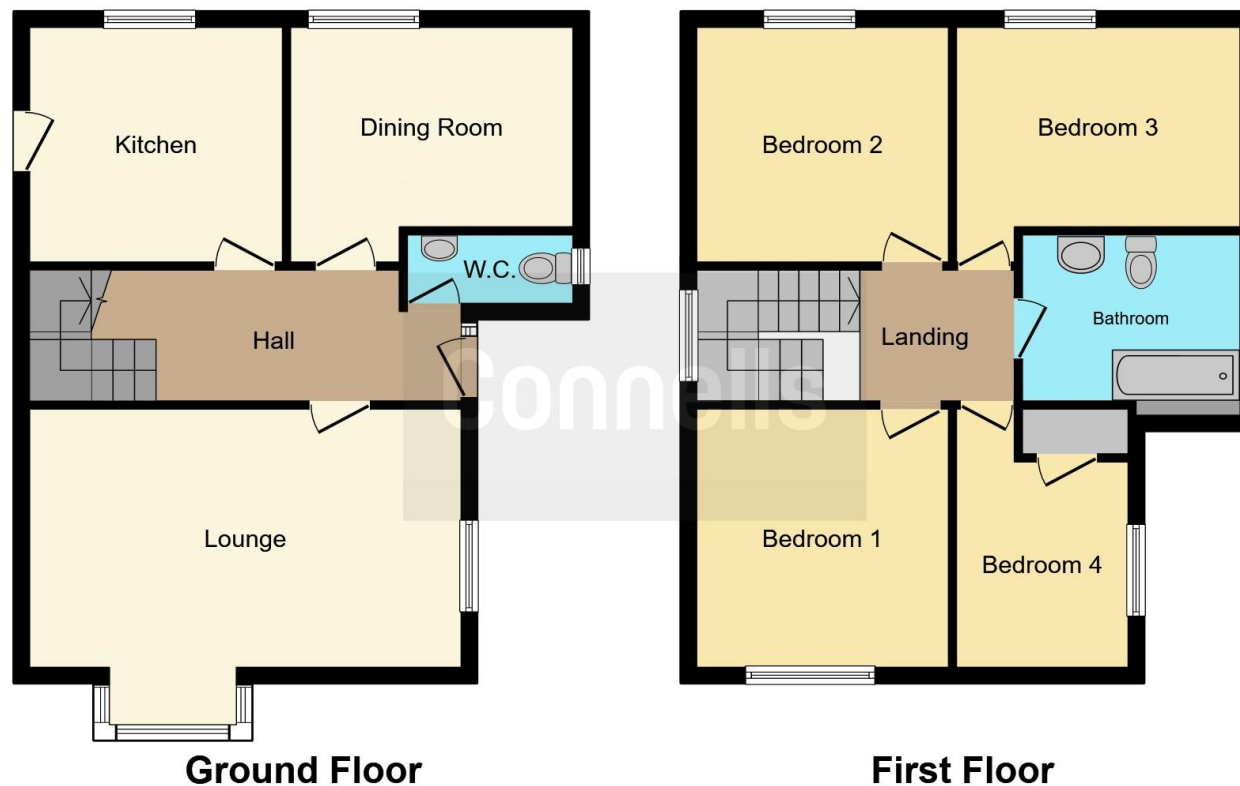












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA317199](http://connells.co.uk/Property/STA317199)**



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