



**Connells**

Sycamore Drive  
Park Street St. Albans



### Property Description

With its own private entrance, this property immediately offers a greater sense of independence than many apartments. Stairs rise to the first floor where a generous hallway connects the accommodation, creating a natural flow throughout.

The impressive 16'1 living/dining room is a real highlight - a wonderfully proportioned space filled with natural light and offering ample room for both comfortable seating and a dedicated dining area.

The separate kitchen provides excellent scope for redesign, allowing you to install modern cabinetry, updated appliances and clever storage solutions to suit today's lifestyle needs.

Both bedrooms are good doubles, offering flexibility for a main bedroom suite, guest room, nursery or home office. The family bathroom completes the internal layout and, like the rest of the property, presents a blank canvas ready for transformation.

Externally, the home is further enhanced by its own private rear garden. With imagination, this outdoor space could become a landscaped retreat, a sociable entertaining area or a safe play space for children. In addition, there is ample residents' parking available, ensuring day-to-day practicality.

For buyers seeking a project with genuine upside, this property represents outstanding potential.

**Lounge**

16' 1" x 19' 10" ( 4.90m x 6.05m )

**Kitchen**

6' 7" x 7' 10" ( 2.01m x 2.39m )

**Bedroom One**

11' 10" x 9' 10" ( 3.61m x 3.00m )

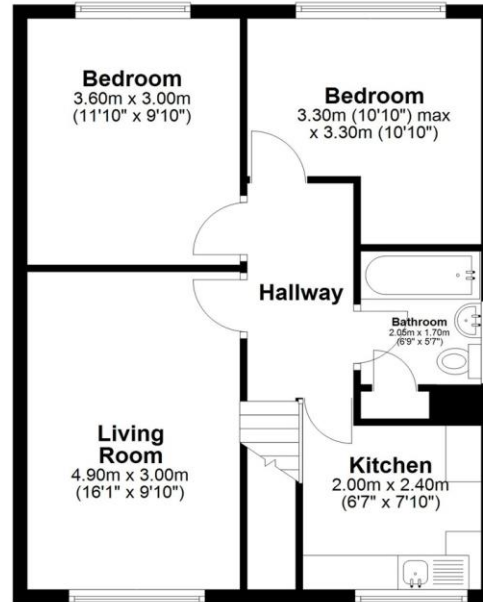
**Bedroom Two**

10' 10" x 10' 10" ( 3.30m x 3.30m )



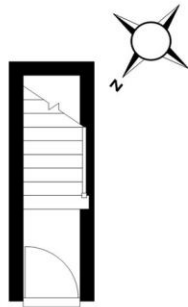
## First Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



## Ground Floor

Approx. 2.5 sq. metres (26.7 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Sycamore Drive**

To view this property please contact Connells on

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38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317447](https://www.connells.co.uk/Property/STA317447)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: STA317447 - 0004

