





**Auction Guide Price**  
**£450,000**

A beautifully presented three-bedroom semi-detached home, with off-road parking and lovely enclosed gardens, located in a quiet cul-de-sac just off Park Street Lane within easy reach of Park Street station and within walking distance of Park Street Primary School, as well as a range of local amenities and shops. while St Albans and motorway links are just a short drive away. The property also boasts a salon with it's own entrance and a high quality custom built workshop with a multitude of uses. Please note: Homes in Oliver Close were constructed using prefabricated reinforced concrete panels (PRC), also known as Wates Construction, this may limit mortgage availability and clients are advised to seek professional advice before submitting any offers to purchase.

# Property Description

## Entrance Hall

Front door opens to the entrance hall, radiator, stairs to the first floor, under stairs storage cupboard.

## Lounge

Double glazed window to the front, wall hung radiator, TV point, multi fuel burner set in feature fireplace and surround.

## Kitchen/Diner

Set in two defined areas.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas and breakfast bar, inset sink unit with mixer tap set below a double glazed window to the rear, integrated washing machine, cupboard housing wall mounted gas boiler, space for range cooker, stainless steel extractor hood over, tiled surrounds, recessed spot lights. Door to side lobby with doors to front, rear and Salon.

## Dining Area

With twin double glazed doors to the rear garden, wall hung radiator, built in storage cupboards.

## Salon/ office

With double glazed windows to both front and rear, radiator, tiled flooring,

## First Floor Landing

Stairs to the first floor, double glazed window to the side, access to the loft.

## Bedroom One

Double glazed window to the rear, radiator, radiator, built in wardrobes.

## Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

## Bedroom Three

Double glazed window to the front, radiator.

## Bathroom

A luxury refitted suite comprising a low level WC, wash hand basin with mixer tap housed in a vanity unit with cupboard below, P shaped bath with central mixer tap, overhead shower and glass screen, tiled surrounds.

## Outside

### Front Garden

Offering driveway parking for several vehicles.

### Rear Garden

An undoubted feature of the property is the fully enclosed rear garden, with a full width paved patio leading on to a lawned garden, established well stocked surrounding borders, outside lighting, cold water tap and power points.

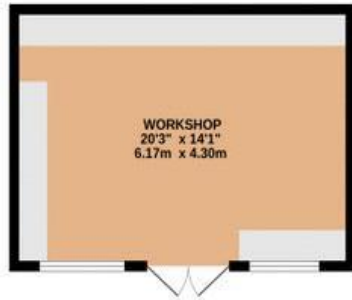
### Workshop

A custom built workshop with a multitude of uses, with full power and lighting.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

GROUND FLOOR  
861 sq. ft. (80.0 sq. m.) approx.

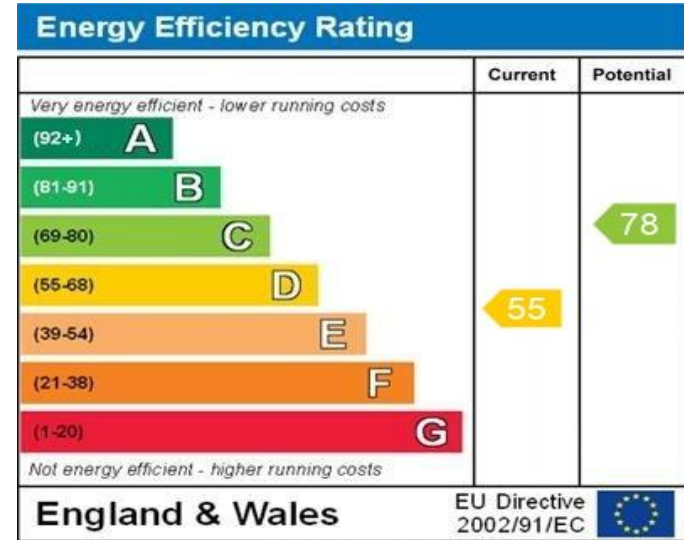


1ST FLOOR  
425 sq. ft. (39.5 sq. m.) approx.



TOTAL FLOOR AREA: 1286 sq. ft. (119.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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