



Connells

The Mall
Park Street St. Albans



Property Description

This impressive property provides an excellent balance of generous living space, flexibility and future potential.

At the heart of the home is an impressive, recently refitted open-plan kitchen/dining room. Bright, contemporary and wonderfully sociable, this space enjoys direct access onto the rear garden and provides an ideal setting for both everyday family life and entertaining. A separate lounge/snug also opens onto the garden, creating a comfortable second reception space.

The ground floor further benefits from a generous double bedroom, an additional reception room which could equally serve as a fourth bedroom, home office or playroom, and a modern shower room.

Upstairs are further well-proportioned bedrooms, a contemporary family bathroom and a useful landing study area.

Outside, the rear garden combines lawn and patio areas, alongside a detached single garage.

One of the property's most exciting and unusual features is the substantial gated forecourt to the rear, independently accessed via Spooners Drive. Currently providing secure off-street parking for multiple vehicles, this sizeable area presents a rare opportunity for future enhancement or development. Buyers may wish to explore a range of

possibilities, including the creation of a detached home office, gym, studio or annexe (STPP). This additional parcel of space gives the property a level of flexibility and long-term potential rarely found in homes of this type.

Location

Park Street is a popular and well-connected village, with local shops, schools and How Wood station nearby, together with convenient access to St Albans, Watford and the M1, M25 and A414.

Combining generous accommodation, excellent parking, adaptable living space and genuine future potential, this is a particularly appealing opportunity for buyers looking for a family home with more to offer than first meets the eye.

Open Plan Lounge/Kitchen

21' 6" x 14' 7" (6.55m x 4.45m)

Reception Room

14' 8" x 10' 7" (4.47m x 3.23m)

Bedroom One

16' 9" x 9' 8" (5.11m x 2.95m)

Bedroom Two

12' 8" x 10' 11" (3.86m x 3.33m)

Bedroom Three

12' 8" x 10' 11" (3.86m x 3.33m)

Bedroom Four

10' 8" x 8' 9" (3.25m x 2.67m)

Study

10' 9" x 7' 7" (3.28m x 2.31m)

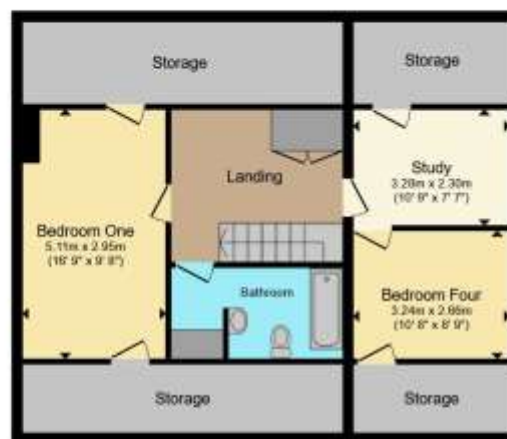








Ground Floor



First Floor



Garage

Total floor area 183.0 m² (1,970 sq.ft.) approx

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.propertybox.io

Connells

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38 Chequer Street
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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

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