



Park Street Lane, Park Street, St Albans AL2 2HQ  
**Offers Over £1,200,000 Freehold**

This exceptional four bedroom detached chalet bungalow blends timeless elegance with refined luxury, thoughtfully crafted to suit modern contemporary living. The spacious layout features two generous reception rooms, a high-quality conservatory, a sleek fully integrated kitchen, a separate utility room, and two beautifully appointed bathrooms. Offered for sale with a complete chain, ensuring a seamless and stress-free move.

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- A blue-tinted photograph of a family (a man, a woman, and a child) sitting together in a living room, smiling and looking towards the camera.
- Four Bedrooms
  - Two Reception Rooms
  - Kitchen & Utility Room
  - Quality Conservatory
  - Master Bedroom with En-suite
  - Family Bathroom
  - Ground Floor Cloakroom
  - Detached Over Size Garage
  - Ample Front & Rear Parking
  - Impressive Corner Plot

### **The Property**

Set well back from the main road behind secure gates, this exceptional four-bedroom detached chalet bungalow enjoys a commanding position on a generous corner plot. The expansive frontage provides ample off-street parking and offers superb privacy, making the property feel like a true private retreat.

### **Ground Floor Accommodation**

Designed for modern living, the ground floor features two spacious reception rooms and a high-quality conservatory, ideal for both relaxing and entertaining. The fully integrated kitchen is complemented by a separate utility room, with air conditioning, plus a stylish guest cloakroom. The principal bedroom is located on this level and benefits from its own luxurious en-suite bathroom, perfect for single-level living or guest accommodation.

### **First Floor Accommodation**

Upstairs, you'll find three further well-proportioned bedrooms, each offering excellent natural light and flexibility for family living, with bedroom four currently having fitting quality home office/study furniture. A beautifully appointed family bathroom completes the upper level, offering both functionality and refined style.

### **Outside**

A private gated driveway creates an impressive approach, with off-street parking for six or more vehicles. The mature rear garden enjoys a sunny outlook and includes a covered seating and entertainment area, complete with brick-built BBQ and a tranquil pond, offering exciting potential to convert into a hot tub zone.

### **Additional Benefits**

To the rear, the property boasts an exceptionally large detached garage, accompanied by additional gated rear access to parking for at least two further vehicles. This secure and private area is perfectly suited for safely housing a Motorhome, Caravan, or Boat

### **Location**

Less than two miles from St Albans City Centre, the home enjoys easy access to the village's excellent amenities: a comprehensive shopping parade, two well-regarded primary schools, and How Wood station (Abbey Line), linking to St Albans Abbey and Watford Junction. Radlett Thameslink station and M25/M1 junctions are also within convenient reach.

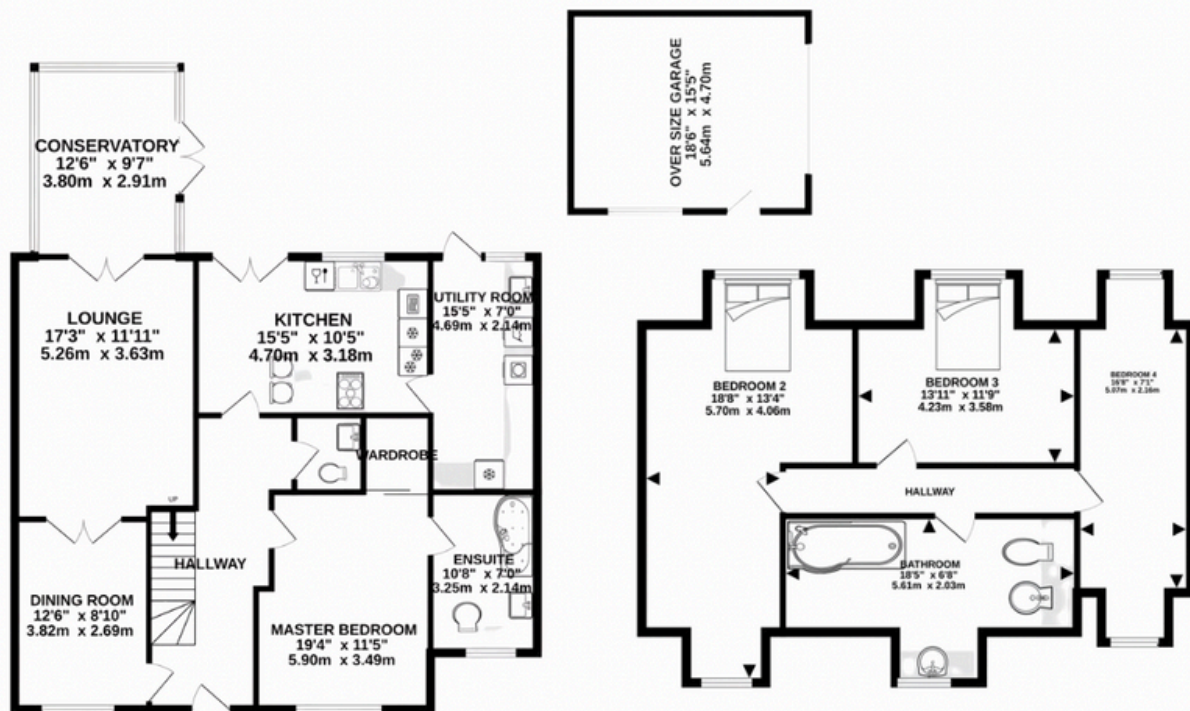
## The Accommodation

### Ground Floor

Cloakroom: 1.4m x 1.4m (4'7" x 4'7")  
 Lounge: 5.26m x 3.63m (17'3" x 11'10")  
 Dining Room: 3.82m x 2.69m (12'6" x 8'9")  
 Conservatory: 3.80m x 2.91m (12'5" x 9'6")  
 Kitchen: 4.63m x 3.18m (15'2" x 10'5")  
 Utility Room: 4.69m x 2.14m (15'4" x 7'0")  
 Master Bedroom: 4.29m x 3.29m (14'0" x 10'9")  
 En-Suite Bathroom: 3.25m x 2.14m (10'7" x 7'0")

### First Floor

Bedroom Two: 5.76m x 4.06m (18'10" x 13'3")  
 Bedroom Three: 4.23m x 2.69m (13'10" x 8'9")  
 Bedroom Four/ Office: 5.07m x 2.16m (16'7" x 7'1")  
 Family Bathroom: 5.61m x 2.03m (18'5" x 6'8")  
 Gated Front: 20.81m x 11.84m (68'3" x 38'10")  
 Rear Garden: 14.76m x 14.97m (48'5" x 49'1")  
 Detached Garage: 5.64m x 4.70m (18'6" x 15'5")  
 Rear Access & Parking: 9.76m x 7.38m (32'0" x 24'2")



TOTAL FLOOR AREA: 2129 sq.ft. (197.8 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.



## Outside

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Lounge: 5.26m x 3.63m (17'3" x 11'10")

Dining Room: 3.82m x 2.69m (12'6" x 8'9")

Conservatory: 3.80m x 2.91m (12'5" x 9'6")

Kitchen: 4.63m x 3.18m (15'2" x 10'5")

Utility Room: 4.69m x 2.14m (15'4" x 7'0")

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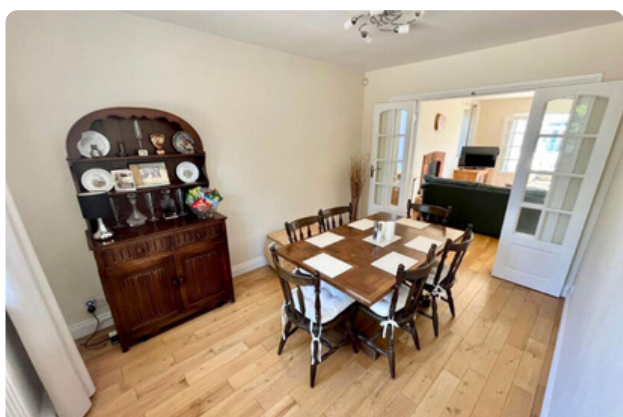




Kitchen/Breakfast Room



Living Room



Dining Room



Conservatory



Master Bedroom



Master Bedroom En-Suite





Utility Room



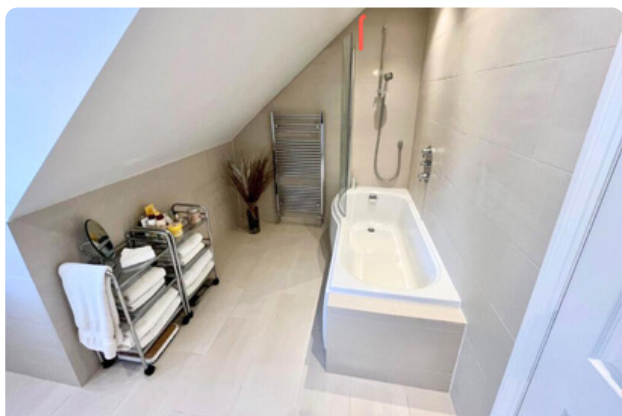
Bedroom Three



Kitchen



Bedroom Two



Bathroom



Rear Garden





Garden Feature



Rear Aspect



Kitchen



Cloakroom

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>	77 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

EPC



Rear Aspect