



## Ringway Road, Park Street, St Albans AL2 2RE

### Asking Price £600,000 Freehold

This beautifully presented three bedroom semi detached house boasts spacious open-plan living, featuring a superb kitchen/dining room .The property also includes a unique triple width garage that can be accessed from a side service road and its good size rear garden, making it ideal for use as a workshop.

[www.benjaminstevensstalbans.co.uk](http://www.benjaminstevensstalbans.co.uk)

## Key Features

- Semi-Detached House
- Three Bedrooms
- Kitchen / Dining Room
- Separate Lounge
- Triple Garage to Rear
- Downstairs Cloakroom
- Quality Bathroom
- Rear Garden
- Utility Room
- Superbly Presented.

This beautifully presented three bedroom semi detached house boasts spacious open-plan living, featuring a superb kitchen/dining room. The property also includes a unique triple width garage that can be accessed from a side service road and its good size rear garden, making it ideal for use as a workshop.

The property comprises from an open-plan kitchen/breakfast room that leads into a spacious lounge with separating double doors, a downstairs cloakroom, plus a useful outhouse/utility room that provides side access to the front and rear of the property.

On the first floor there are three good size bedrooms and a recently refitted quality bathroom.

Located less than two miles from St Albans City centre in the vibrant village of Park Street, the property is benefits form convenient access to excellent local amenities, which include two good infant/junior schools, a comprehensive shopping parade, How Wood station on the Abbey Flyer line to St Albans Abbey and Watford Junction, plus it's just a short drive to the M25/M1, and Radlett's Thames Link station

**Entrance Porch:** 1.95m x 1.07m (6'5" x 3'6")

**Hallway:** 3.76m x 1.95m (12'4" x 6'5")

**Lounge:** 3.56m x 3.22m (11'8" x 10'7")

**Open-Plan Kitchen/Dining Room:** 5.17m x 3.80m (17'0" x 12'6")

**Utility Room:** 6.48m x 1.53m (21'3" x 5'0")

**Landing:** 3.39m x 2.31m (11'1" x 7'7")

**Bedroom One:** 4.23m x 2.92m (13'11" x 9'7")

**Bedroom Two:** 3.25m x 3.14m (10'8" x 10'4")

**Bedroom Three:** 2.34m x 2.15m (7'8" x 7'1")

**Bathroom:** 1.92m x 1.64m (6'4" x 5'5")

**Triple Width Garage:** 7.60m x 6.50m (24'11" x 21'4")

**Rear Garden:** 27.92m x 15.46m (Approx)

**Council Tax Band:** E (£2731.79) 24/25

**EPC:** D (68)





**Kitchen**



**Lounge**



**Kitchen/ Dining Room**



**Lounge**



**Utility Room**



**Entrance Hall**





**Landing**



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bathroom**



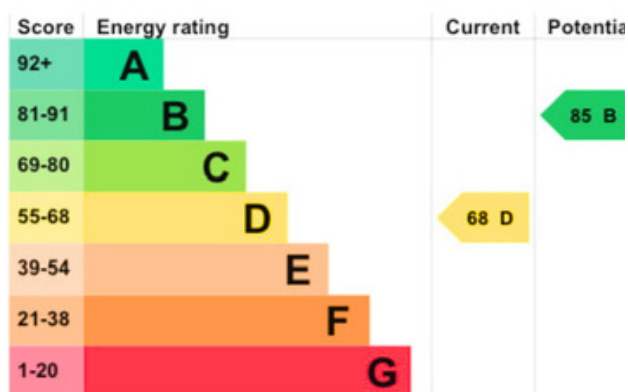
**Garden**



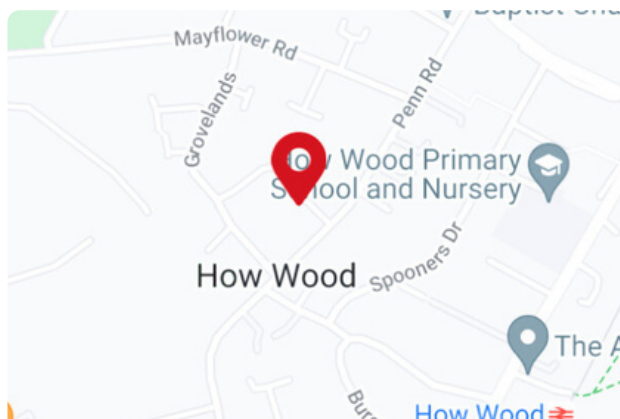
**Rear aspect**



**Triple Garage**



**EPC**



**Map**



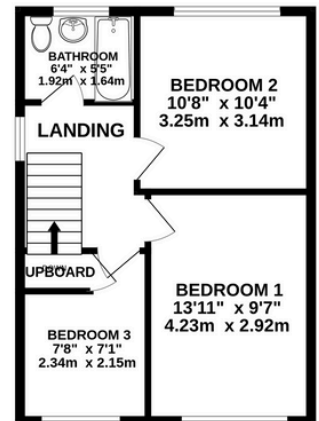
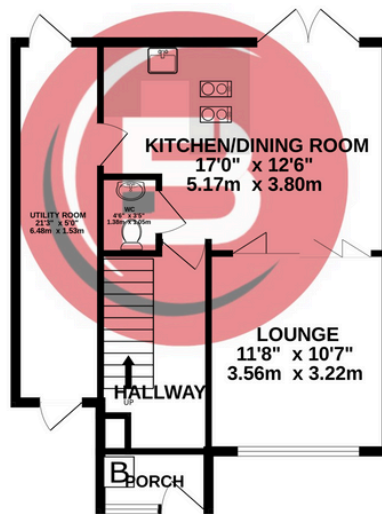
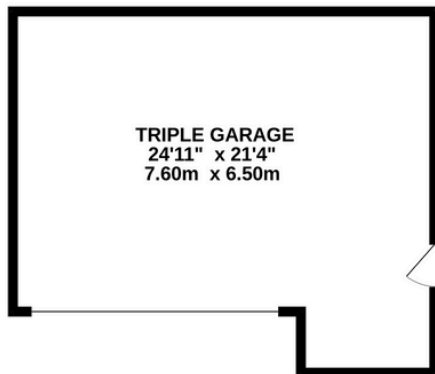
GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.

THREE BEDROOM SEMO-DETACHED HOUSE WITH TRIPLE GARAGE

TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



**Floor Plan:**  
**1435 sq.ft**  
**132 sq.m (inc Garage)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.