

NEIL HUGHES
PROPERTY



Park Street Lane, Park Street, St Albans AL2 2JF

Asking Price £750,000 Freehold

This deceptively spacious four bedroom semi-detached house has been extended and modernised to a high standard, and is situated on a desirable road in the sought after vibrant village of Park Street, which is less than two miles from St Albans City centre.

www.benjaminstevensstalbens.co.uk

Call Neil Hughes on 07375 804922

Key Features

- Semi-Detached House
- Four Bedrooms
- Kitchen/Dining Room
- Living Room
- Lounge
- Bath/Shower Room
- En-Suite Shower Room
- Utility Room & W/C
- Ample Off -Street Parking
- Rear Garden

This deceptively spacious four bedroom semi-detached house has been extended and modernised to a high standard, and is situated on a desirable road in the sought after vibrant village of Park Street, which is less than two miles from St Albans City centre.

The property features an open-plan layout that includes a spacious entrance hall with a porch extension, a beautiful kitchen/dining room with large bi-fold doors opening to the rear garden, a generous living room, lounge with bay window, and a utility room with access in a cloakroom.

The first floor features four bedrooms, including the master bedroom with an en-suite shower room. There is also a quality family bathroom with a separate shower cubicle and open access to a fully usable loft store room with a roof window.

Outside the property boasts off-street parking for at least four cars, and side access leading to a private rear garden.

The convenient location of this wonderful family home allows for easy access to excellent local amenities, including two infant/junior schools, a comprehensive shopping parade, How Wood station, and is just a short drive to the M25/M1 and Radlett's Thames link station.

Entrance Hall: Staircase to first floor, access into-

Lounge: 3.61m x 3.21m (11'10" x 10'6")

Living Room: 3.62m x 3.61m (11'11" x 11'10")

Kitchen/Dining Room: 5.33m x 4.18m (17'6" x 13'9")

Utility Room: Door into-

Cloakroom:

Landing: Doors into-

Bedroom One: 3.17m x 2.83m (10'5" x 9'3")

En-Suite Shower Room:

Bedroom Two: 3.23m x 3.05m (10'7" x 10'0")

Bedroom Three: 3.46m x 2.05m (11'4" x 6'9")

Bedroom Four: 2.28m x 2.26m (7'6" x 7'5")

Bath/Shower Room:

Outside: Driveway with parking for four cars, side access to-

Rear Garden:

Council Tax Band: D (£2,126.24) 2024

EPC: D (67)



Kitchen/Dining Room



Kitchen/Dining Room



Lounge



Sitting Room



Utility Room



Bedroom One



Bath/Shower Room



Bedroom Two



Bedroom Three



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Map

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Total Floor Area
108.3 sq.m. / 1165 sq.ft.