









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.benjaminstevensstalbans.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 semidetached 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:

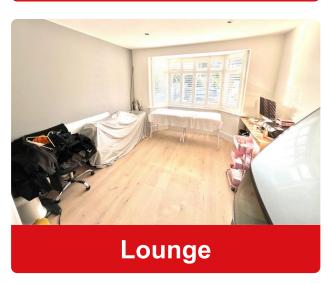
**Council Tax Band:** D (£2,126.24) 2024

**EPC**: D (67)















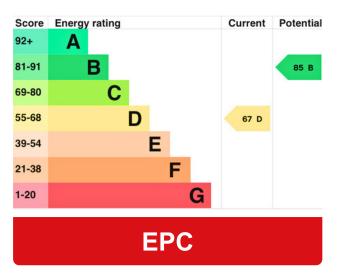


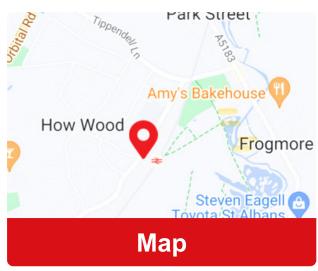












## NEIL HUGHES PROPERTY



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