



Park Street Lane, Park Street, St Albans AL2 2JB  
**Asking Price £995,000 Freehold**

A rare opportunity to purchase a stunning three bedroom detached family home situated in this charming and sought after cul-de-sac. This property has been beautifully modernised and features impressive open plan living and delightfully landscaped front and rear gardens.

Excellent potential to extend (STPP). No Chain.

**Call Neil Hughes on 07375 804922 to arrange a viewing.**

## Key Features

- **Detached House**
- **Three Receptions**
- **Separate Study**
- **Off -Street Parking**
- **Extension Potential**
- **Three Bedrooms**
- **Quality Kitchen**
- **Three Bath/Shower Rooms**
- **Delightful Gardens**
- **No Chain**

Entrance Hall: 4.60m x 1.96m (15'1" x 6'5")  
Staircase to first floor, doors into-

Shower/Cloakroom Room: Shower cubicle with glazed door, hand wash basin, low level w/c, heated towel radiator, tiled floor, window to side.

Sitting Area: 3.67m x 3.63m (12'0" x 11'10")  
Quality wood panel flooring, window to front, radiator, door into-

Study: 2.43m x 2.38m (7'11" x 7'9") Window to side, radiator.

Lounge Area: 5.49m x 3.76m (18'0" x 12'4")  
Window to side, quality wood panel flooring, feature log burning fireplace.

Dining Area: 4.72m x 2.69m (15'5" x 8'9") Bi-fold doors to the rear garden and window to the side, plus a superb ceiling lantern sky light window with surrendering ceiling spot lights, radiant. Access into-

Kitchen: 4.50m x 4.36m (14'9" x 14'3") max  
A high quality range of wall and base cupboards with drawers and granite work surfaces, matching breakfast island with two stools, inset one & 1/2 bowl sinks, space for range cooker and American fridge/freezer, space & plumbing for a dishwasher and washing machine. Quality Wood panel flooring, built-in storage cupboard. Window to rear, stable style door to side, and a superb ceiling lantern sky light window.

Landing: Storage cupboard, window to side, doors into-

Bedroom One: 4.26m x 3.63m (13'11" x 11'10") Window to front, and velux window to side, radiator.

Bedroom Two: 3.34m x 3.34m (10'11" x 10'11") Window to rear, and velux window to side, access to loft storage, radiator, door into-

En-Suite: 2.43m x 0.99m (7'11" x 3'2") Tiled floor, shower cubicle with glazed door, low level w/c, hand wash basin, window to side.

Bedroom Three: 3.49m x 2.44m (11'5" x 8'0") Window to side, fitted wardrobes, radiator.

Family Bathroom: 4.36m x 2.35m (14'3" x 7'8") Modern white suite comprising, panelled bath with shower and glazed screen, hand wash basin, low level w/c, tiled floor and part tiled walls, windows to front and side.

Outside: Walled front garden with block laid drive way for at least three cars, neatly kept lawn, access to outside storage with a metal up and over door, secure access to both side to the-

Rear Garden- Superbly landscaped and benefitting from genuine privacy and a sunny aspect, Featuring a high quality artificial lawn and an extensive Indian sand stone patio. Summer house and garden shed

Local Council: St Albans  
Council Tax Band: F (£3,228.48) 2024/25



**Kitchen**



**Lounge**



**Dining Room**



**Sitting Room**



**Study**



**Open Plan View**



**Shower Room**



**Bedroom One**



**Bedroom Two**



**En-Suite**



**Bedroom Three**



**Bathroom**



**Rear Aspect**



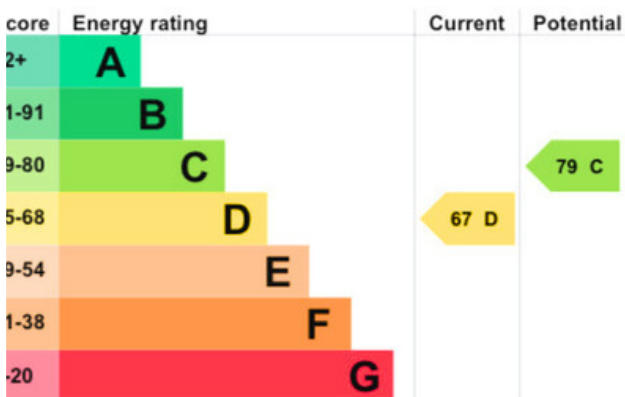
**Garden**



**Entrance Hall**



**Side Passage**



**EPC**



**Map**



THREE BEDROOM DETACHED HOUSE WITH SPACIOUS OPEN-PLAN LIVING.

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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



**Floor Plan:**  
**1453 sq.ft / 135 sq.m**

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