



PRESTIGE & VILLAGE

UK's finest properties



PARK STREET LANE, PARK STREET, ST. ALBANS, AL2 2BB

Prestige and Village are Overjoyed to offer this WONDERFUL OPPORTUNITY to Acquire this SUBSTANTIAL FIVE BEDROOM CHALET BUNGALOW offering around 3000 SQ FT fully modernised in 2020 with DRIVEWAY for 6 CARS situated on a Generous Plot. The Property is ideally located in How Wood only a few minutes walk to How Wood Station with Links to Watford Junction with connection to London Euston and St Albans. Features include STYLISH 28ft Open Plan Kitchen and Dining Area, Downstairs Office, Downstairs Bedroom (Two) with Dressing Room and Ensuite, Additional Reception Room, Utility Room, FOUR Upstairs DOUBLE BEDROOMS with TWO ENSUITES, Family Bathroom, Library, Spacious Rear Garden, NO ONWARD CHAIN, VIEWING HIGHLY SUGGESTED.

OFFERS OVER £1,250,000

PARK STREET LANE

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- Wonderful Opportunity to Acquire this Five Bedroom Chalet Bungalow which has been modernised in 2020
- Ideally Located only a Few Minutes Walk to Hoe Wood Station
- Downstairs Bedroom (Two) with Ensuite and Dressing Room
- No Onward Chain, Viewing Strongly Recommended
- Offering close to 3000 Sq Ft Accommodation
- Stylish Open Plan Kitchen, Dining Area and Lounge with Breakfast Bar
- Utility Room
- Driveway for Six Cars Located on a Generous Plot
- Downstairs W.C, Office and Additional Reception Room
- Four Upstairs Double Bedrooms and Two Ensuities

Entrance Hallway
24'6 x 4'4 (7.47m x 1.32m)
Composite Door to Front Aspect, Under Floor Heating, Smoke Alarm, Storage Cupboard, Stairs to 1st Floor Landing, Tree Smoke Laminate Flooring.

Downstairs Office
11'11 x 11'9 (3.63m x 3.58m)
Double Glazed Window to Front Aspect, Under Floor Heating, Tree Smoke Laminate Flooring.

Bedroom Two (Downstairs)
11'6 x 11'7 (3.51m x 3.53m)
Double Glazed Window to Front Aspect, Under Floor Heating, Tree Smoke Laminate Flooring.

Ensuite to Bedroom Two
5'0 x 8'10 (1.52m x 2.69m)
Low Level W.C, Mixer Tap, Vanity Cupboard, LED Touch Mirror, Extractor Fan. Shower Cubicle with Mains Shower, Double Glazed Window to Side Aspect, Tiled Flooring.

Dressing Room
5'7 x 8'11 (1.70m x 2.72m)
Sensor Lighting, Under Floor Heating, Tree Smoke Laminate Flooring.

Reception Room
11'11 x 8'11 (3.63m x 2.72m)
Double Glazed Window to Side Aspect, Under Floor Heating, Tree Smoke Laminate Flooring.

Downstairs W.C
8'3 x 3'11 (2.51m x 1.19m)
Low Level W.C, Mixer Tap, Vanity Cupboard, Hand Basin with Mixer Tap, LED Touch Mirror, Extractor Fan.

Utility Room
8'1 x 7'6 (2.46m x 2.29m)
Roll Top Work Surfaces, Cupboards at Eye and Base Level, Stainless Steel Sink and Mixer Tap, Wall Mounted Ideal Boiler, Mega Flow Tank, Double Glazed Door to Side Aspect, Harvey Water Softener.

Open Plan Kitchen, Diner Area and Lounge Area
28'9 x 24'3 (8.76m x 7.39m)
Quartz Work Surfaces, Double Glazed Window to Rear Aspect, Quooker Tap, Siemens Induction Hob, Built in Fridge/Freezer, Under Floor Heating, Quartz Breakfast Bar, uilt in Neff Dishwasher, Extractor Fan, LED Spot Lighting, T.V Point, By Fold Doors opening to Rear Garden, Smoke Alarm, Tree Smoke Laminate Flooring.

1st Floor Landing
8'10 x 12'5 (2.69m x 3.78m)
Door to all rooms, Smoke Alarm, Single Panel Radiator, Airing Cupboard, Single Panel Radiator.

Library
9'1 x 4'2 (2.77m x 1.27m)
Velux Window to Side Aspect.

Principle One
12'6 x 18'8 (3.81m x 5.99m)
Fitted Wardrobes, Double Glazed Window to Rear Aspect, Velux Window to Side Aspect, Double Panel Radiator, Door to Ensuite.





FLOOR PLAN



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.

