

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

Asking Price £850,000 Freehold

This superbly extended detached family bungalow offers generous living accommodation with a 24ft kitchen/dining room, a 23ft living room, four bedrooms, plus a delightfully secluded 90ft rear garden with a fantastic garden annex. The property is located in a highly desirable and sought after residential area and offers excellent potential to further develop (STPP). Off-street parking for at least ten cars.

Call Neil Hughes on 07375 804922 to arrange a viewing.



Key Features

- Detached Bungalow
- Four Bedrooms
- 24ft Kitchen / Dining Room
- 23ft Living Room
- En-Suite Shower Room
- Family Bathroom
- 90ft Rear Garden
- Off-Street Parking for 10+ Cars
- Superb Garden Annex
- Highly Desirable Location

Entrance Hall- Two storage cupboards, wood effect flooring, doors into-

Kitchen/Dining Room- 7.54m x 3.35m (24'9" x 11'0") An extensive range of wood effect wall and base cupboards with drawers and stone effect worktops incorporating a breakfast bar, stainless steel double sink unit, built-in gas hob with oven below and extractor hood above, built-in dishwasher, space for washing machine and fridge/freezer, ample space for dining table and chairs, ceiling spot-lights, double glazed window and door to rear.

Living Room- 7.06m x 3.51m (23'2" x 11'6") Double glazed window and doors to rear, ceiling spot-lights, double and single radiators.

Bedroom One- 3.51m x 3.45m (11'6" x 11'4") Double glazed window to side, fitted wardrobes, radiator, door into-

En-Suite Shower Room- 2.42m x 1.19m (8'1" x 3'11") White suite comprising, glazed shower cubicle, hand wash basin, low level w/c, tiled walls and floor, obscure double glazed window.

Bedroom Two- 2.83m x 5.13m Max (9'3" x 16'10") Max Double glazed window to front, radiator, Fitted storage cupboard.

Bedroom Three- 3.19m x 2.39m (10'6" x 7'10") Double glazed window to front, Radiator.

Bedroom Four- 2.39m x 2.08m (7'10" x 6'10") Double glazed window to side, radiator.

Family Bathroom- 2.39m x 2.17m (10'0" x 7'1") Fully tiled with a white suite comprising, jacuzzi bath with shower above, hand wash basin, low level w/c, cupboard, obscure double glazed window to side.

Garden Annex- Originally construction as a detached garage, it's has now been converted into a fantastic garden annex which has been divided into fully insulated rooms, in addition it benefits from electric / water supplies and drainage.

(Please Note- Building regulations currently do not allow for use as full time living accommodation and would require change of use).

Entrance- Fitted storage unit, access to the hot water cylinder, wood effect flooring, access into-

Bathroom- 1.90m x 1.69m (6'3" x 5'7") Quality white suite with shower style bath, hand wash basin, low level w/c, part tiled walls and fully tiled floor.

Day Room/Kitchenette- 3.02m x 2.38m (9'11" x 7'10") Double glazed window, range of white wall and base cupboards with drawers and worktops, sink unit, oven & hob, plus space for a fridge/freezer, wood effect flooring, electric radiator, access into-

Guest Bedroom Room- 3.02m x 2.31m (9'11" x 7'7") Double glazed window to side, electric radiator, fitted carpet and a storage recess.

Storage Room- 3.52m x 3.25m (11'6" x 10'7") With light and power points, accessed separately from the garden.

Rear Garden- mainly laid to a well maintained lawn with mature tree and shrubs to provide genuine seclusion.

Outside- Stone laid frontage with parking for at least ten cars and side access leading to the rear garden.



Kitchen/Dining Room



Living Room



Kitchen/Dining Room



Bedroom One



En-Suite Shower Room



Family Bathroom



Rear Garden



Rear Garden



Garden Annex



Side Access



Rear Aspect



Off-Street Parking



Side Access



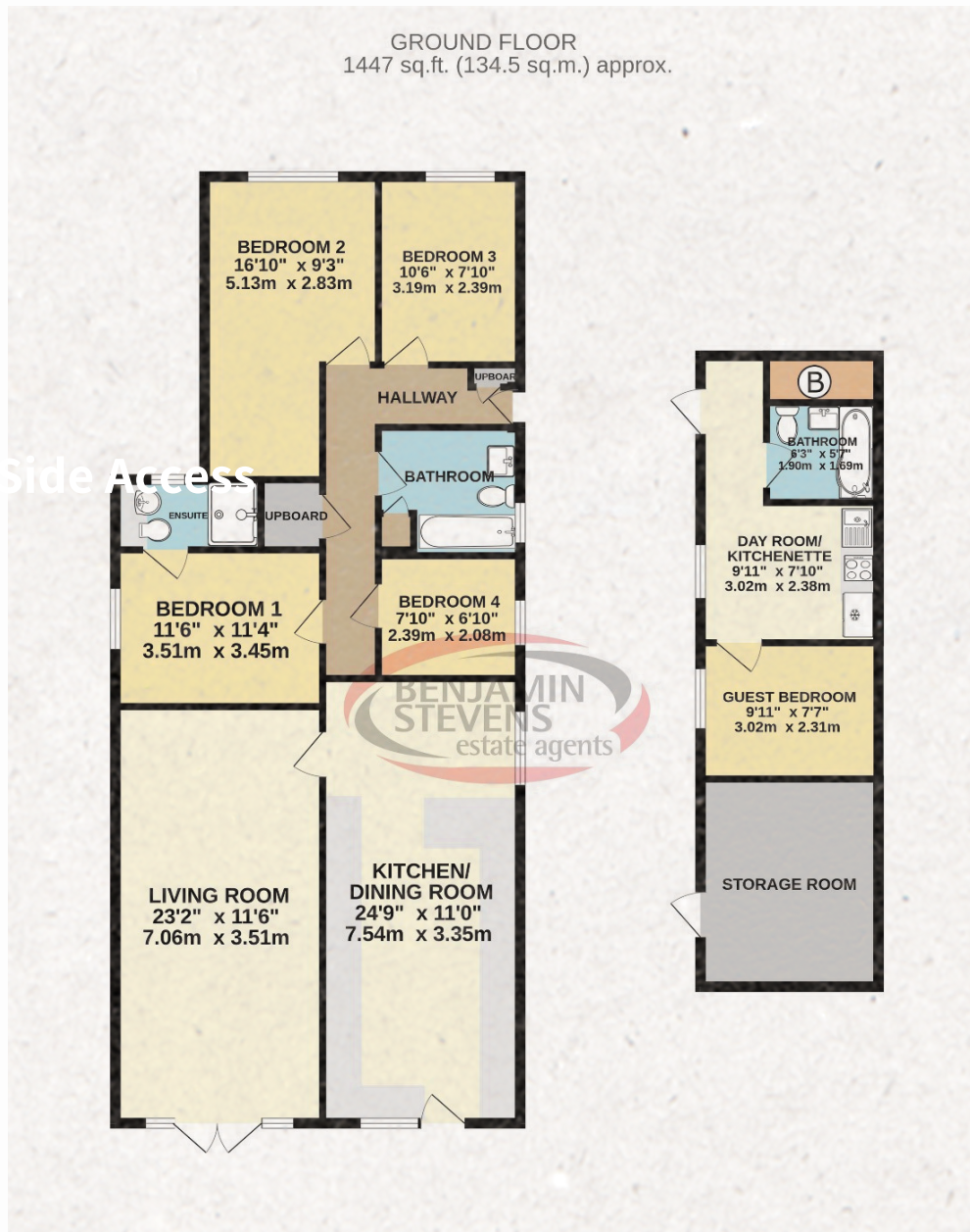
Garden Annex

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Map



Floor Plan:
1447 ft² / 134 m² (approx)
(Including the Garden Annex)

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