

Ringway Road, Park Street, St Albans AL2 2RE

Asking Price £675,0 Freehold

Located in the heart of the village, this impressively extended FIVE bedroom semi-detached family house, boasts spacious accommodation to include, a superb 24ft living room, a kitchen/breakfast room, study/office area and an additional sitting room/ground floor annex bedroom with an en-suite shower room. The property benefits from a good size southerly aspect rear garden, off-street parking for three cars and offers further potential to extend (STPP). Easy access to the M25/M1 Motorways and How Wood station connecting to St Albans and Watford.

Call Neil Hughes on 07375 804922 to arrange a viewing.



## Key Features

- Extended Semi- Detached
- Five/Six Bedrooms
- 17ft Kitchen/Breakfast Room
- 24ft Living Room
- Sitting/ Bedroom Six
- Family Bathroom
- Study/Office Area
- Off-Street Parking for three Cars
- Good size South facing Garden
- Downstairs Shower Room

**Outside:** Driveway with off street parking for three cars.

**Entrance Hall:** UPVC double glazed front door and window to front, wood effect flooring, radiator, coved ceiling, staircase to first floor and doors into-

**Lounge/Dining Room:** 7.57m x 3.25m (24'10" x 10'7") - UPVC double glazed window to front and patio doors to rear, wood effect flooring, radiator, coved ceiling, door into the Study-

**Kitchen/Breakfast Room:** 5.30m x 2.75m (17'4" x 9'0") - Comprehensive range of mid Oak wall & base cupboards with drawers and recently replace quality work-tops, 1 & 1/2 bowl sink unit with mixer-taps, electric hob with extractor hood above, built-in oven, space & plumbing for a washing machine & dishwasher, space for fridge/freezer and a good size breakfast table, modern gas boiler for the central heating and domestic hot water, uPVC double glazed window to rear.

**Sitting Room:** 4.74m x 2.70m (15'6" x 8'10") - UPVC double glazed window to front, radiator, coved ceiling, storage cupboard, door into-

**Shower Room:** White suite comprising a shower cubicle, hand wash basin and low level w/c.

**Study:** 3.74m x 2.20m (12'3" x 7'2") - Door from the hallway, uPVC double glazed window to rear, wood effect flooring, radiator, door into-

**First Floor Landing:** Access to loft, doors into-

**Bedroom One:** 4.85m x 2.78m (15'10" x 9'1") - UPVC double glazed window to front, radiator, access to loft, coved ceiling.

**Bedroom Two:** 4.26m x 2.90m (13'11" x 9'6") - UPVC double glazed window to front, fitted wardrobe, radiator.

**Bedroom Three:** 3.25m x 3.12m (10'7" x 10'2") - UPVC double glazed window to rear, fitted wardrobes, radiator, coved ceiling.

**Bedroom Four:** 2.77m x 2.70m (9'1" x 8'10") - UPVC double glazed window to rear, radiator.

**Bedroom Five:** 3.26m x 2.17m (10'8" x 7'1") - UPVC double glazed window to front, radiator, built-in airing cupboard over the stairs bulkhead.

**Family Bathroom:** White suite comprising a panelled bath with electric shower, mixer-taps/shower attachment and folding shower screen above, hand wash basin inset vanity unit, low level w/c, tiled walls, uPVC double glazed window to rear.

**Rear Garden:** Mainly laid to lawn with a good size flag stone patio.

**Local Council:** St Albans District Council

**Council Tax Band:** (E) £2437

**Energy Performance Rating:** (C)

**Tenure:** Freehold



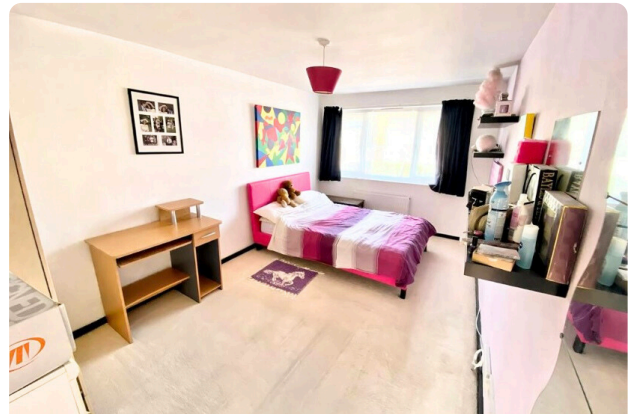
**Kitchen/Breakfast Room**



**Living Room**



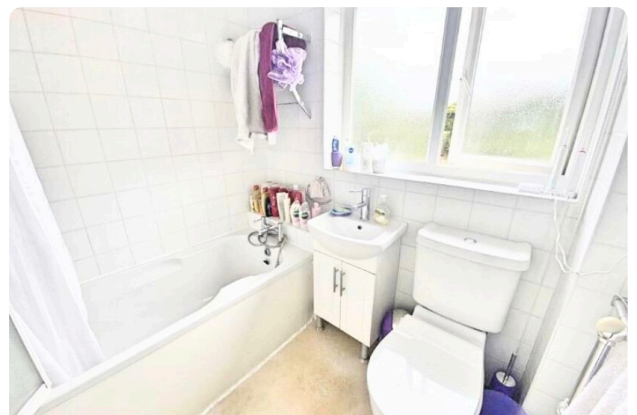
**Rear Aspect**



**Bedroom One**



**Bedroom Two**



**Family Bathroom**



**Rear Garden**



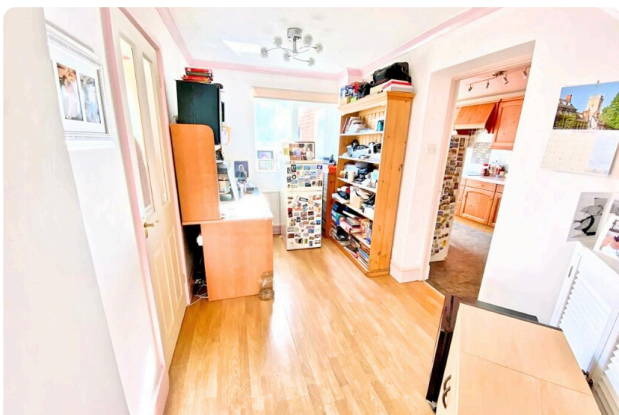
**Rear Garden**



**Bedroom Three**



**Sitting Room**



**Study Area**



**Entrance Hall**

