

Ringway Road, Park Street, St Albans AL2 2RE

**Asking Price £700,000 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**



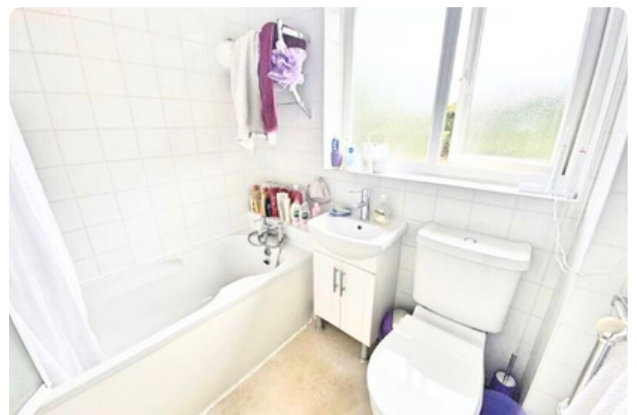
**Rear Aspect**



**Bedroom One**



**Bedroom Two**



**Family Bathroom**



**Rear Garden**



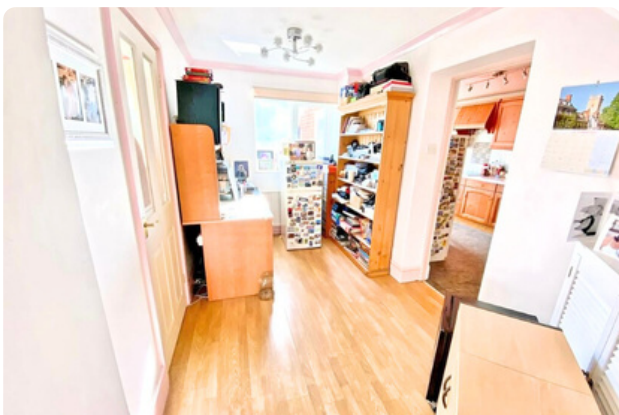
**Rear Garden**



**Bedroom Three**



**Sitting Room**



**Study Area**



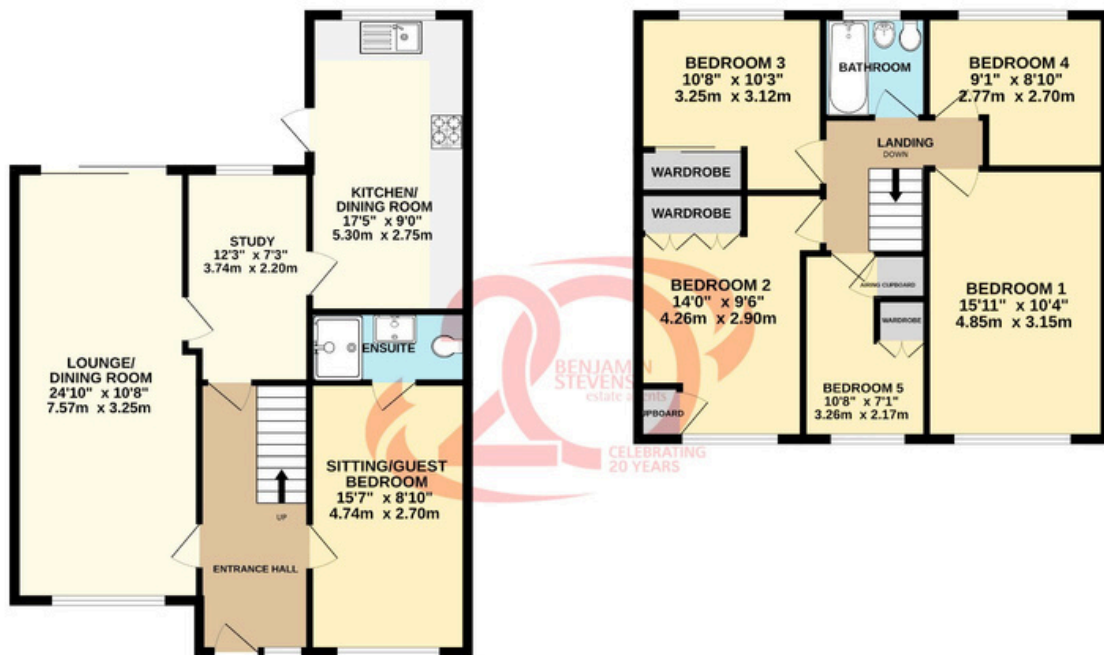
**Entrance Hall**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>	74 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**EPC**



**Map**



FIVE/SIX BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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.

**Total Floor Area-**  
**133.4 sq.m. / 1436 sq. ft.**