



Bluebell Close, Park Street, St Albans AL2 2FJ

**Asking Price £975,000 Freehold**

Nestled in an exclusive private gated cul-de-sac in the vibrant village of Park Street on the south of St Albans. This impressive five double bedroom semi-detached house spans three floors and offers 2443 sq feet of luxurious living space.

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

# Key Features

- **Semi-Detached House**
- **Kitchen/Breakfast Room**
- **Five Double Bedrooms**
- **Living Room**
- **Dining Room**
- **Laundry Room**
- **En-Suite to Master Bedroom**
- **Family Bathroom**
- **Downstairs Guest Cloakroom**
- **Off- Street Parking**
- **Part Under Floor Heating**
- **Private Gated Cul-De-Sac**

This truly outstanding family home is beautifully presented and features a fantastic kitchen/breakfast room leading into a good size dining room, a generous living room, three quality bath/shower rooms, a superb first floor laundry room, plus a welcoming foyer with guest cloakroom.

The property is less than two miles from St Albans City centre, and in convenient reach of all the villages' excellent local amenities, including a comprehensive shopping parade, two good junior/infant schools, How Wood station on the Abbey line connecting St Albans Abbey and Watford Junction, as well as easy access to the M25/M1 and the Thameslink station in Radlett.

**Outside:** Block paved driveway with parking for at least two cars, gate with side access to-

**Entrance Porch:** Fitted storage cupboards, door into-

**Entrance Hall:** Quality hardwood effect flooring with underfloor heating, staircase to first floor, doors into-

**Cloakroom:** Fully tiled, low level w/c, hand wash basin.

## **Kitchen/Breakfast Room:**

4.60m x 3.96m (15'1" x 13") Extensive range of cream Shaker style wall and base cupboards with drawers and black granite worktops, recess for a range style cooker with extractor hood above, American fridge/freezer, built-in dishwasher, quality hardwood effect floor with underfloor heating, glazed door for side access, feature bay style windows to the front and glazed French doors into-

## **Dining Room:**

3.60m x 3.09m (11'10" x 10'2") Hardwood effect flooring with underfloor heating, window to side.

## **Living Room:**

6.27m x 4.65m (20'7" x 15'3") Window and French doors to the rear.

## **First Floor Landing:**

Staircase to second floor, doors into-

## **Master Bedroom:**

6.27m x 4.67m (20'7" x 15'4") Twin windows to rear, built-in wardrobes, door into-

## **En-Suite Shower Room:**

2.89m x 2.08m (9'6" x 6'10")

Fully tiled, oversized shower cubicle, his and hers wash basins, low level w/c, window to side.

**Bedroom Two:**

4.72m x 3.47m (15'6" x 11'5") Bay style windows to front.

**Bedroom Five:**

3.80m x 2.60m (12'6" x 8'6") Window to front.

**Family Bathroom:**

2.89m x 2.42m (9'6" x 7'11") Fully tiled, quality white suite comprising, a tiled panel bath, separate shower, wash basin, concealed cistern low level w/c, window to side.

**Laundry Room:**

1.98m x 1.70m (6'6" x 5'7") Fitted storage cupboards, space & plumbing for a washing machine and tumble dryer.

**Second Floor Landing:**

Ceiling Skylight, doors into-

**Bedroom Three:**

4.82m x 4.70m (15'10" x 15'5") Velux ceiling windows, access to the loft eaves for storage and the airing cupboard which houses the gas boiler and mega flow hot water cylinder.

**Bedroom Four:**

5.73m x 2.87m (18'10" x 9'5") Velux ceiling windows, access to the loft eaves for storage.

**Shower Room:**

2.89m x 1.88m (9'6" x 6'2") Fully tiled, oversized glazed shower cubicle, hand wash basins, concealed cistern low level w/c, Velux ceiling skylight window.

**Rear Garden:**

Fully landscaped and designed for low maintenance with a large patio, a top quality artificial lawn, and a remote controlled, multi function feature garden water fountain.

**NB.** The property is fully CAT5 hardwired with Ethernet points in all main rooms. Outside there is a Micropore watering system for the front and rear gardens.

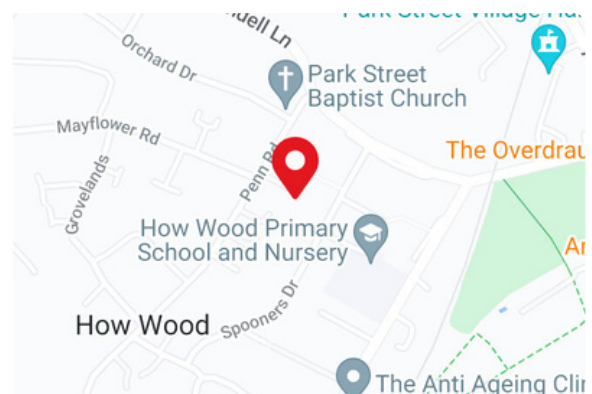
Council Tax Band: (G) £3725.16 2024/25

EPC: TBA

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC: C (79)**



**Map**



**Kitchen/Breakfast Room**



**Living Room**



**Dining Room**



**Entrance Hall**



**Master Bedroom**



**En-Suite**



**Bedroom Two**



**Bedroom Three**



**Family Bathroom**



**Shower Room**

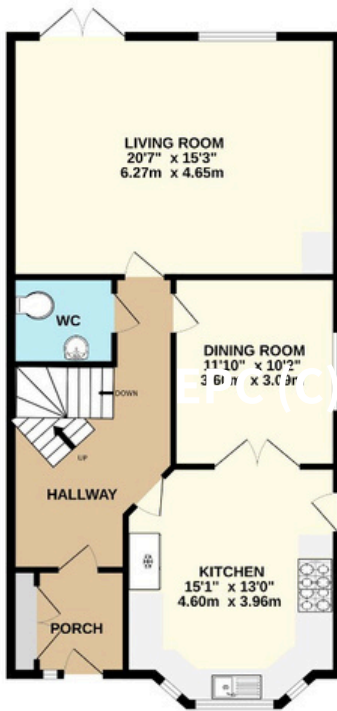


**Rear Garden**

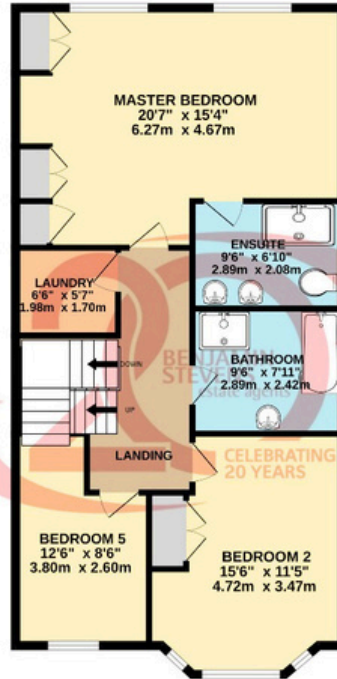


**Rear Garden**

GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



2ND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



FIVE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 2443 sq.ft. (227.0 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Total Floor Area**  
**227 sq.m. / 2443 sq.ft.**

**NEIL HUGHES**  
PROPERTY

