



**Connells**

Watling Street  
Park Street St. Albans



### Property Description

Offered chain free, this well-presented four bedroom semi-detached house is located in the popular Park Street Village area of St Albans, providing generous living space, excellent storage and attractive gardens.

The property welcomes you with a large entrance hall, creating a bright and spacious first impression and providing access to the main living areas. The lounge is a comfortable and inviting space, featuring doors opening directly onto the rear garden, allowing for plenty of natural light and easy indoor-outdoor living. There is also a separate dining room, ideal for family meals or entertaining. The kitchen offers practical workspace and direct access to the garden, making it convenient for everyday living and outdoor dining.

The home also benefits from excellent storage throughout. Upstairs, the property comprises four well-proportioned bedrooms and a family bathroom featuring a stylish free-standing bath, while a downstairs WC adds further convenience.

Externally, the home enjoys both a front garden and an attractive rear garden. There is also potential to create off-road parking (STPP) to the front of the property.

Situated in the desirable Park Street Village, just two minutes walk to Park Street Station the home benefits from a village atmosphere while remaining within easy reach of St Albans city centre, local amenities, and transport links.



## Hall

## Kitchen

12' 6" max x 12' 2" max ( 3.81m max x 3.71m max )

## Living Room

14' 1" max x 12' 6" max ( 4.29m max x 3.81m max )

## Dining Room

12' 2" max x 10' 2" max ( 3.71m max x 3.10m max )

## Wc

## Bedroom One

11' 10" max x 9' 2" max ( 3.61m max x 2.79m max )

## Bedroom Two

12' 2" max x 9' 6" max ( 3.71m max x 2.90m max )

## Bedroom Three

12' 6" max x 7' 7" max ( 3.81m max x 2.31m max )

## Bedroom Four

8' 6" max x 6' 3" max ( 2.59m max x 1.91m max )

## Bathroom

7' 7" max x 4' 11" max ( 2.31m max x 1.50m max )





**Ground Floor**



**First Floor**

Total floor area 107.3 m<sup>2</sup> (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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