



Ringway Road, Park Street, St Albans AL2 2RE
ASKING PRICE £670,000 FREEHOLD

This impressively extended five-bedroom semi-detached home provides generous living space and remarkable versatility. Highlights include a spacious living room, a well-proportioned kitchen/breakfast room, a dedicated study, and a flexible sitting room or sixth bedroom with an en-suite shower room – ideal as an annexe for multi-generational households or modern family living.

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- A blue-tinted photograph of a young couple sitting on a sofa, smiling and looking towards the camera. The woman is on the left, and the man is on the right.
- Semi-Detached House
 - Five Bedrooms
 - Kitchen/Breakfast Room
 - Spacious Living Room
 - Sitting Room/En-Suite Bedroom
 - Study/Office Area
 - Family Bathroom
 - Good Size Rear Garden
 - Ample Off-Street Parking
 - Close to Local Facilities

The Property

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Outside

The property benefits from a generous size secluded rear garden, with side access and a good size garden shed

Property Information

Local Council: St Albans District Council
Council Tax Band: E £2437
Energy Performance Rating: C
Tenure: Freehold

Location

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 Thames link station in Radlett.

Park Street is a sought-after destination for its strong sense of community, excellent transport connections, and proximity to surrounding countryside and historic St Albans.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

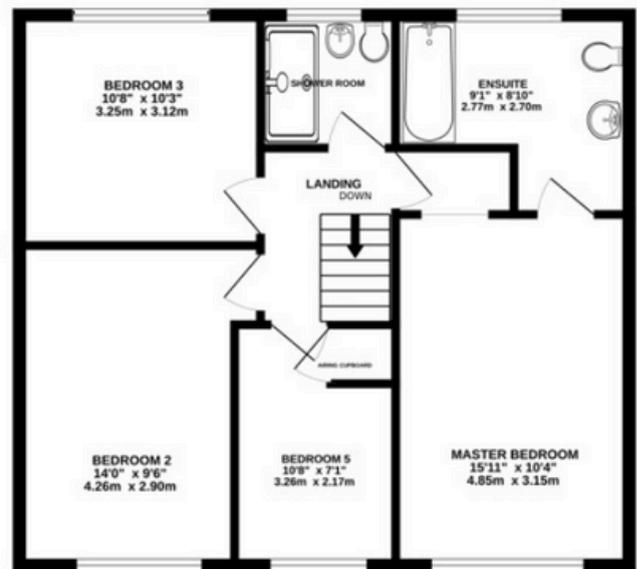
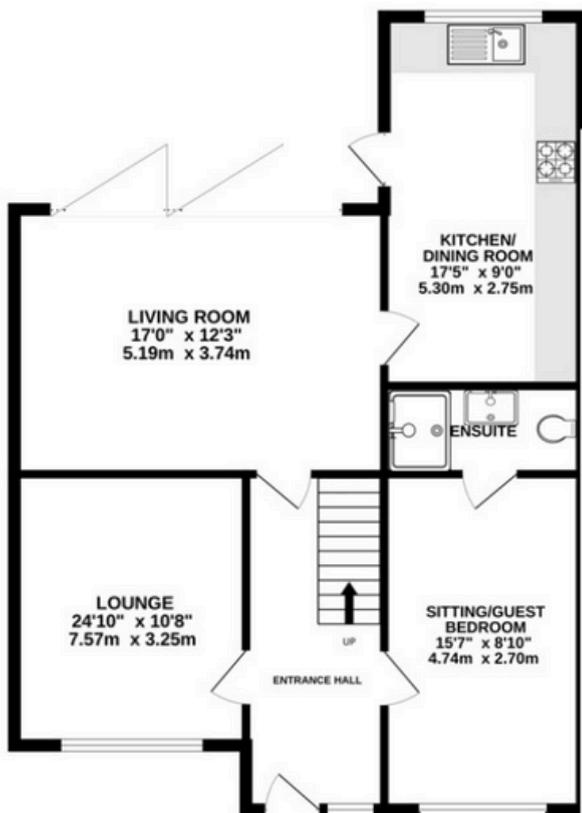
Disclaimer: - While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

Please Note-

The interior Photographs were taken prior to the current (going) tenants moved in.

The Accommodation

- Entrance Hall:
- Lounge/Dining Room: 7.57m x 3.25m (24'10" x 10'7")
- Kitchen/Breakfast Room: 5.30m x 2.75m (17'4" x 9'0")
- Shower Room:
- Study: 3.74m x 2.20m (12'3" x 7'2")
- First Floor Landing:
- Bedroom 1: 4.85m x 3.15m (15'11" x 10'4")
- Bedroom 2: 4.26m x 2.90m (13'11" x 9'6") -
- Bedroom 3: 3.25m x 3.12m (10'7" x 10'2")
- Bedroom 4: 2.77m x 2.70m (9'1" x 8'10")
- Bedroom 5: 3.26m x 2.17m (10'8" x 7'1")
- Family Bathroom:



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, 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.