

NEIL HUGHES PROPERTY

Estate Agents

Tel: 01727 482487



Park Street Lane

Park Street, St Albans AL2

Asking Price £960,000

A beautifully presented four-bedroom detached family home featuring three reception rooms, an open-plan kitchen, a superb self-contained one-bedroom annex, a delightful 110ft garden, and ample off-street parking.

- ✓ Four/Five Bedroom Detached
- ✓ Three Reception Rooms
- ✓ Fully Self Contained Annex
- ✓ Three Bath/Shower Rooms
- ✓ Superb 110ft Rear Garden



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DETACHED FAMILY HOUSE



SUMMARY

Located on arguably Park Street's premier road, this superb family home offers versatile, spacious open-plan living ideal for multi-generational households, featuring a delightful 110ft west-facing garden and an impressive frontage providing off-street parking for at least eight cars.



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THE PROPERTY

Set well back from the road behind a broad frontage, this thoughtfully maintained home is brimming with kerb appeal. The rear garden extends to approximately 110ft, making it perfect for families and entertaining alike.

Inside, the inviting entrance hall sets the tone, leading to a guest cloakroom and the principal reception rooms. The lounge flows via glazed double doors into a formal dining room, while the heart of the home, a stunning open-plan kitchen/breakfast room, is flooded with natural light and enjoys tranquil views over the garden. A separate utility room completes the ground floor.

Upstairs, three generously sized double bedrooms and a fourth single room provide excellent flexibility. The spacious principal suite boasts its own en-suite shower room, and the luxurious family bathroom features a separate shower and dual wash basins, ideal for busy households.



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THE KEY FEATURES

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- FULLY SELF-CONTAINED ANNEX
- KITCHEN/BREAKFAST ROOM
- BRIGHT & SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- BEDROOM ONE WITH EN-SUITE
- FAMILY BATHROOM
- DELIGHTFULL 110FT REAR GARDEN
- AMPLE OFF-STREET PARKING
- IMMACULATE CONDITION

THE GARDEN

Measuring approximately 110ft x 36ft, this superb west-facing garden enjoys sunshine throughout the day. Mostly laid to lawn with ample space for planting or landscaping, it's a haven for garden lovers.



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Entrance hall



Lounge



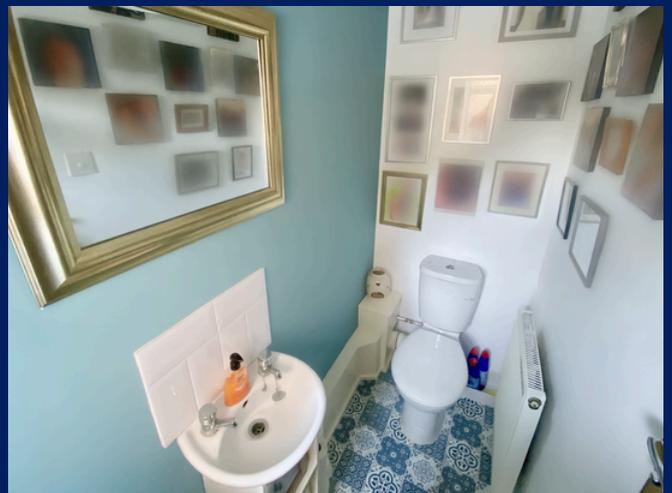
Open-Plan Kitchen



Breakfast Area



Dining Room



Downstairs Cloakroom

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Principle Bedroom



En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom

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First Floor Landing



Kitchen into Utility Room



Principle Bedroom



Diner into Breakfast Area



Open Plan Living



Open Plan Breakfast Area

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FULLY SELF-CONTAINED ANNEX

With its own private entrance, the self-contained annex offers impressive flexibility. It features a well-appointed kitchen/living area, a bright and generously sized double bedroom, and a contemporary shower room. This versatile space is perfect for welcoming guests, supporting extended family, accommodating an au pair, or creating a dedicated home office or studio.

Kitchen/Living Room



Bedroom with En-Suite



Rear Aspect Showing the Side Annex

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WEST FACING REAR GARDEN 110FT X 36FT



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ACCOMMODATION

Entrance Hall: Access into—

Cloakroom: 2.16m x 1.01m (7'1" x 3'4")

Lounge: 4.28m x 3.74m (14'1" x 12'3")

Dining Room: 3.72m x 3.32m (12'2" x 10'11")

Kitchen Area: 3.50m x 2.85m (11'6" x 9'4")

Breakfast Area: 3.50m x 2.70m (11'6" x 8'11")

Utility Room: 2.62m x 2.23m (8'7" x 7'4")

First Floor Landing: Doors into—

Principle Bedroom: 3.96m x 3.52m (13'0" x 11'7")

En-Suite Shower Room: 3.52m x 1.59m (11'7" x 5'3")

Bedroom Two: 4.28m x 3.74m (14'1" x 12'3")

Bedroom Threw: 3.70m x 2.40m (12'2" x 7'10")

Bedroom Four: 2.39m x 1.81m (7'10" x 5'11")

Family Bathroom: 2.46m x 2.21m (8'1" x 7'3")

THE ANNEX

Kitchen/Lounge: 3.72m x 3.12m (12'3" x 10'3")

Bedroom: 5.20m x 2.71m (17'1" x 8'11") Max

Shower Room: 2.18m x 1.10m (7'2" x 3'7")



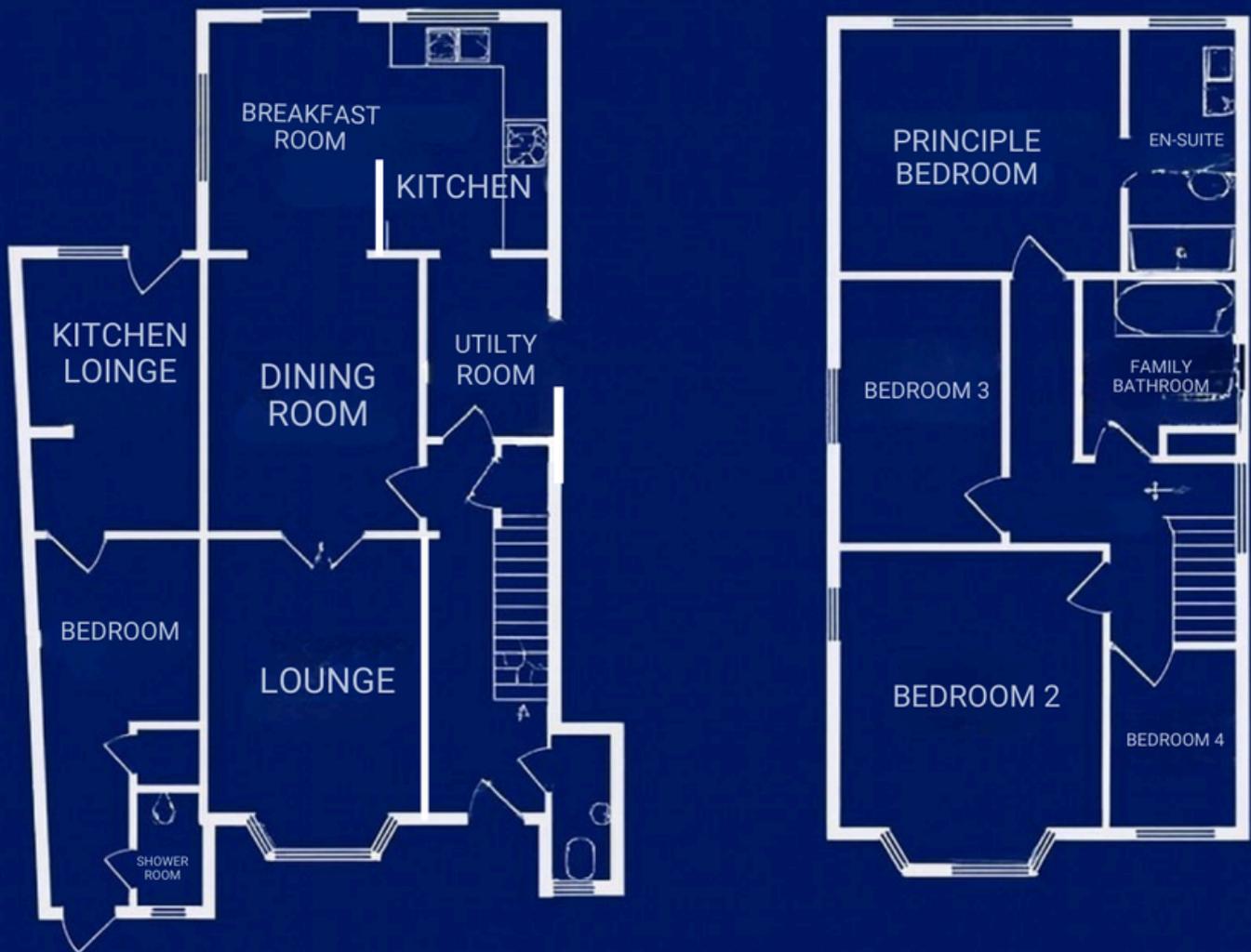
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TOTAL FLOOR AREA:
1614 sq.t. (149.9 sq.m.) approx.



Add 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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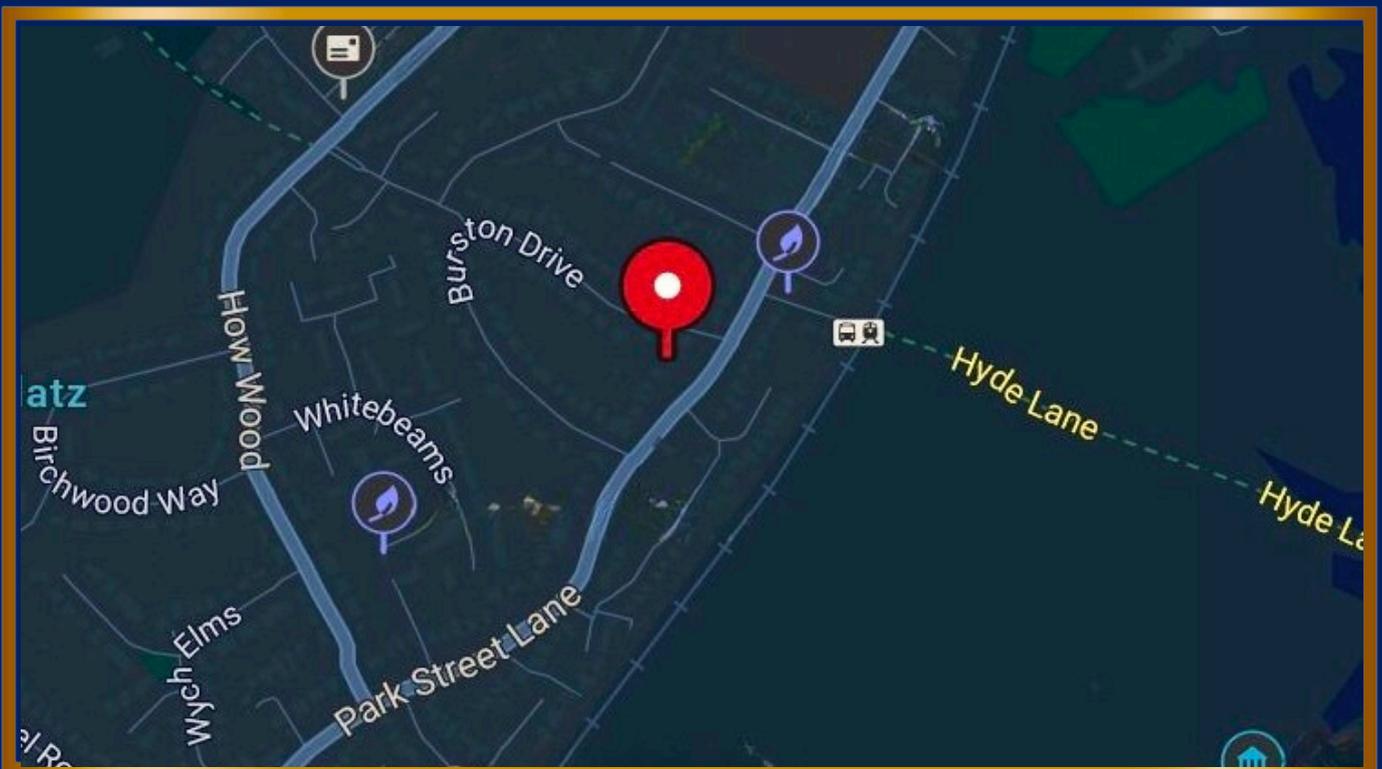
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THE LOCATION

Ideally positioned less than two miles from St Albans City Centre. Local amenities include a vibrant shopping parade, well-regarded infant and junior schools, and How Wood Station on the Abbey Line, offering direct services to St Albans Abbey and Watford Junction. The M25 and M1 are both within easy reach, as is Radlett's Thameslink station for fast London connections.



Front Aspect



Elevated Front Aspect

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

LINK TO THE FULL EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6035-8126-0500-0983-2226>

Property Informatio:

Property Tenure: Freehold

Council Tax Band: (F) £3386.39 per year 2025/26

Energy Performance Rating: 67(D)

Local Crime Rating 3/10 (Low)

Local Area Information:

Local Council: St Albans City & District Council

Local Cllr Paul De Kort (Liberal Democrat)

St Albans MP Daisy Cooper (Liberal Democrat)

County Council: Hertfordshire

Local Parish Council: St Stephens

Parish Chairman: Robert Donald (Liberal Democrat)

Local Crime Rating 3/10 (Low)

DISCLAIMER: -

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

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

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As a long standing Park Street estate agent and resident, I've spent more than 30 years helping homeowners across Chiswell Green, Bricket Wood, Park Street, and St Albans move with confidence. My approach is personal, my advice is honest, and my guidance is clear at every step of your move.

To arrange a viewing at The Beeches, or to book a free, no-obligation valuation, of your property—

Contact Neil Hughes

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