



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Orchard Drive, Park Street, AL2 2HQ
Asking Price £1,050,000

This immaculate and beautifully presented four double bedroom, four bathroom detached home offers over 2,300 Sq. Ft of generous, versatile accommodation—perfectly suited for modern family living or those seeking multi-generational flexibility.

From the moment you step inside, the spacious entrance hall creates a striking first impression and sets the tone for the rest of the home. The ground floor offers two well-proportioned double bedrooms, each with its own stylish en-suite, ideal for guests, older children, or visiting relatives.

Toward the rear of the property, the large open-plan living and dining area provides the perfect setting for both everyday living and entertaining, with sliding doors opening directly onto the beautifully maintained, south-facing rear garden.

The adjoining kitchen/breakfast room is equally spacious and well-appointed, also enjoying direct access to the garden for a seamless indoor-outdoor lifestyle. A separate utility room adds convenience and functionality, with further access to the rear garden.

Upstairs, you'll find two additional double bedrooms, again both benefiting from their own private en-suite bathrooms. The principal bedroom features a desirable walk-in wardrobe, offering both practicality and a touch of luxury. The second upstairs bedroom boasts an impressive amount of space and extensive wardrobe storage, making it ideal as a luxurious guest suite or teenager's retreat.

Outside, the home continues to impress. There is driveway parking to the front, while the rear garden is a true highlight, it is south-facing and beautifully landscaped with well-tended flower beds and mature shrub borders benefitting from a large shed and summer house, offering the perfect setting for summer barbecues, entertaining friends, or simply unwinding in the sunshine.

Perfectly positioned for both convenience and connectivity, the property is just a short walk from Park Street Station, providing direct links to St Albans and Watford via the Abbey Flyer line. For a faster commute into central London, both St Albans City and Radlett mainline stations are a short drive away, offering regular services into London St Pancras and beyond. The home also enjoys excellent access to the M1, M25, and A1(M), making travel across the region smooth and efficient.

How Wood is well-connected by local buses, including the 361 to St Albans and Borehamwood, and the 635 to Watford Junction and Watford General Hospital. The area is served by two primary schools, How Wood, and Park Street both within easy reach. Everyday essentials are available at the How Wood shopping parade, which includes a Co-op supermarket.

This outstanding property is a real gem, offering space, style, and comfort in equal measure—and must be seen to be fully appreciated.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C









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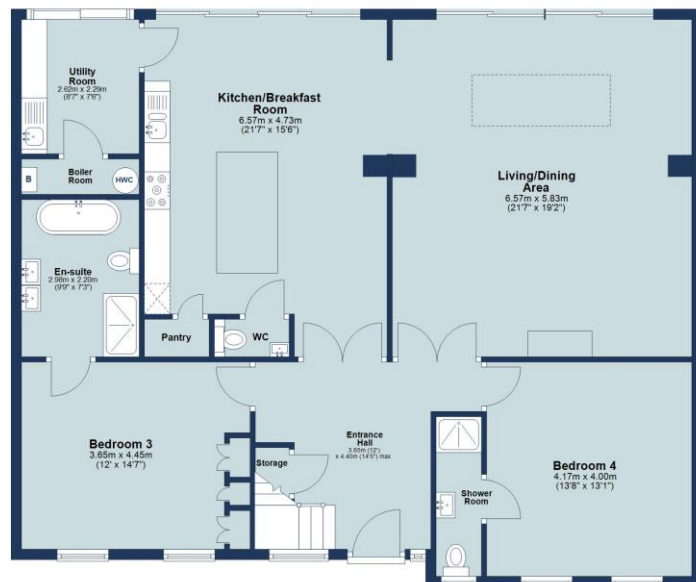


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Ground Floor
Approx. 137.3 sq. metres (1478.0 sq. feet)



First Floor
Approx. 80.8 sq. metres (869.8 sq. feet)



Total area: approx. 218.1 sq. metres (2347.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden buildings not included in the total floor area.
Plan produced using PlanUp.

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