



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

Park Street Lane, Park Street, AL2 2AU
Asking Price £1,250,000

Located on the highly regarded Park Street Lane, this exceptional detached home offers over 2,000 sq. ft. of beautifully designed living space. Finished to a superb standard and complemented by a landscaped rear garden, the home combines elegance, style and modern practicality - with parking for several cars and a location close to excellent schools and a train station.

The property opens with a large, welcoming entrance hall, setting the tone for the spacious and light-filled accommodation throughout. To the front is a bright and generous living room, which can be utilised as a guest bedroom, while a separate cloakroom and a W/C provide excellent convenience. A dedicated office, two utility rooms and useful storage further enhance the practicality of the ground floor. To the rear, the centrepiece of the home is revealed in a stunning open-plan kitchen, dining and family room, complete with sleek contemporary cabinetry, a central island, and bi-fold doors opening directly onto the garden. This impressive space is perfect for both family life and entertaining.

Upstairs, there are four impressive double bedrooms, each well-proportioned. The principal suite enjoys a private en suite bathroom and a generous walk-in wardrobe, while the second bedroom also benefits from a walk-in wardrobe. The remaining bedrooms are served by a stylish family bathroom, with an additional storage cupboard ensuring the home is as functional as it is elegant.

The rear garden has been thoughtfully landscaped, offering a generous paved terrace and a manicured lawn - ideal for entertaining, children's play or quiet relaxation. To the front, a wide driveway provides ample parking for several vehicles, completing the home's outstanding appeal.

Park Street Lane is perfectly positioned to enjoy all that St Albans has to offer. The property lies within easy reach of St Albans city centre with its vibrant mix of shops, cafés, restaurants and cultural attractions. The mainline station provides fast rail connections into London St Pancras, while the area is also renowned for its excellent schooling and abundance of green spaces.

Combining elegance, space and convenience, this is a home of true quality in a highly sought-after location.

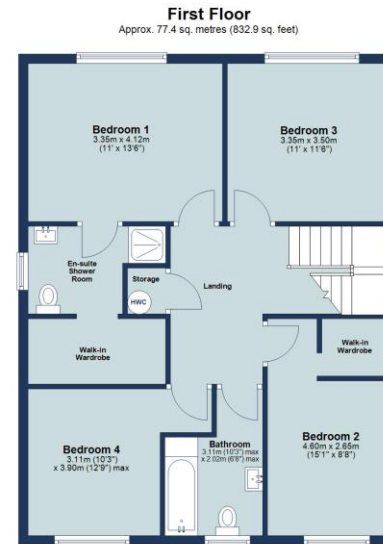
Tenure: Freehold
Council Tax Band: G
EPC Rating: C











Total area: approx. 205.8 sq. metres (2215.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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