



Ringway Road, St. Albans AL2 2RE

Asking Price £675,000

Located in the heart of the thriving village of Park Street, this superbly extended and surprisingly spacious FIVE bedroom semi-detached family house, boasts a open-plan lounge/dining, an impressive kitchen/breakfast room, another separate reception room, study area and a ground floor cloak/shower room..The property is conveniently located for all the community facilities, to include the comprehensive shopping parade, How Woods well regarded infant/junior school and is in the catchment area for the excellent secondary schools' in St Albans.. Additional benefits include off-street parking for three cars, a sizeable sunny aspect rear garden, easy access to the M25 & M1 Motorways, Park Streets railway station connecting to St Albans and Watford, plus is just a short drive to St Albans and Radletts mainline Stations for access to Thames link line. There is also further potential to extend again to the rear (STPP), viewing is highly recommended to fully appreciate this lovely home.

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Outside:

Driveway with off street parking for three cars.

Entrance Hall:



UPVC double glazed front door and window to front, wood effect flooring, radiator, coved ceiling, staircase to first floor and doors into-

Lounge/dining room: 24'10" x 10'7" (7.57m x 3.25m)



UPVC double glazed window to front and patio doors to rear, wood effect flooring, radiator, coved ceiling, door into the Study-

Kitchen/breakfast Room: 17'4" x 9'0" (5.30m x 2.75m)



Comprehensive range of mid Oak wall & base cupboards with drawers and recently replace quality work-tops, 1 & 1/2 bowl sink unit with mixer-taps, electric hob with extractor hood above, built-in oven, space & plumbing for a washing machine & dishwasher, space for fridge/freezer and a good size breakfast table, modern gas boiler for the central heating and domestic hot water, uPVC double glazed window to rear.

Sitting Room: 15'6" x 8'10" (4.74m x 2.70m)



UPVC double glazed window to front, radiator, coved ceiling, storage cupboard, door into-

Shower Room:

White suite comprising a shower cubicle, hand wash basin and low level w/c.

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Study: 12'3" x 7'2" (3.74m x 2.20m)



Door from the hallway, uPVC double glazed window to rear, wood effect flooring, radiator, door into-

First floor Landing:

Access to loft, doors into-

Bedroom One: 15'10" x 9'1" (4.85m x 2.78m)



UPVC double glazed window to front, radiator, access to loft, coved ceiling.

Bedroom Two: 13'11" x 9'6" (4.26m x 2.90m)



UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom Three: 10'7" x 10'2" (3.25m x 3.12m)



UPVC double glazed window to rear, fitted wardrobes, radiator, coved ceiling.

Bedroom Four: 9'1" x 8'10" (2.77m x 2.70m)

UPVC double glazed window to rear, radiator.

Bedroom Five: 10'8" x 7'1" (3.26m x 2.17m)

UPVC double glazed window to front, radiator, built-in airing cupboard over the stairs bulkhead.

Ringway Road, St. Albans AL2 2RE

Family bathroom:



White suite comprising a panelled bath with electric shower, mixer-taps/shower attachment and folding shower screen above, hand wash basin inset vanity unit, low level w/c, tiled walls, uPVC double glazed window to rear.

Rear Garden:



Mainly laid to lawn with a good size flag stone patio.

Rear Garden:

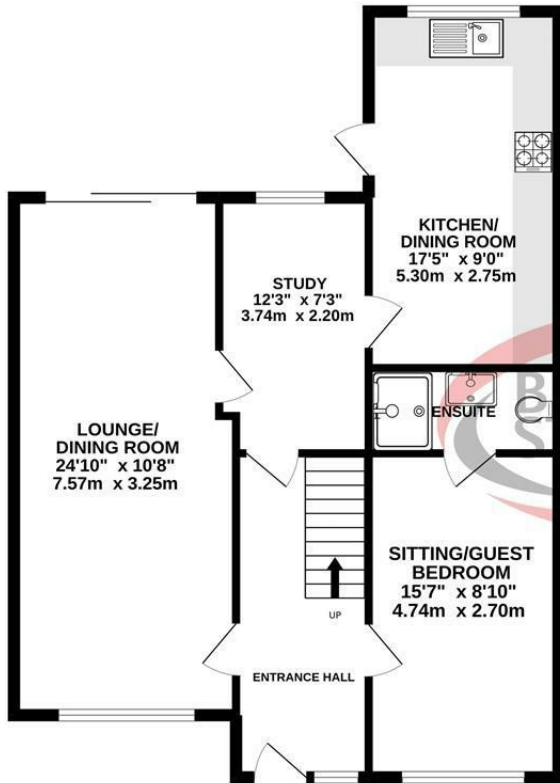


Information

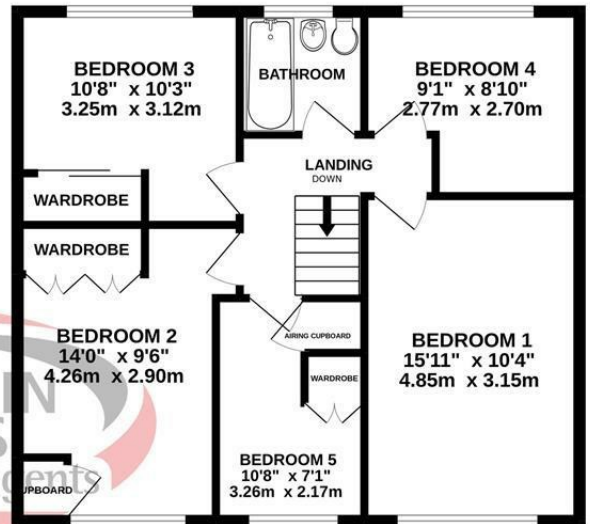
St Albans District Council
Council Tax Band E £2437
Energy Performance Rating C.
Tenure - Freehold



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

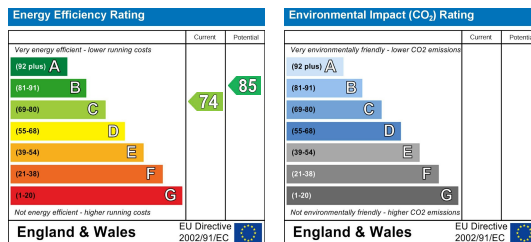


1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



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.
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