



211 Park Street Lane, St. Albans, AL2 2BA

Coming soon £1,250,000

Benjamin Stevens St Albans are delighted to offer for sale, this immaculately presented and luxuriously modernised 2129 sq ft four bedroom detached chalet bungalow with a large detached garage . The spaciouly designed accommodation boasts, two separate reception rooms, a quality conservatory, fully integrated quality kitchen and utility room, down stairs cloakroom two luxury bathrooms, securely gated off-street parking to the front and rear for at least eight cars, plus an over-sized detached garage. Impressively positioned on a generous corner plot and located on one of the villages most highly regarded and sought-after residential roads.

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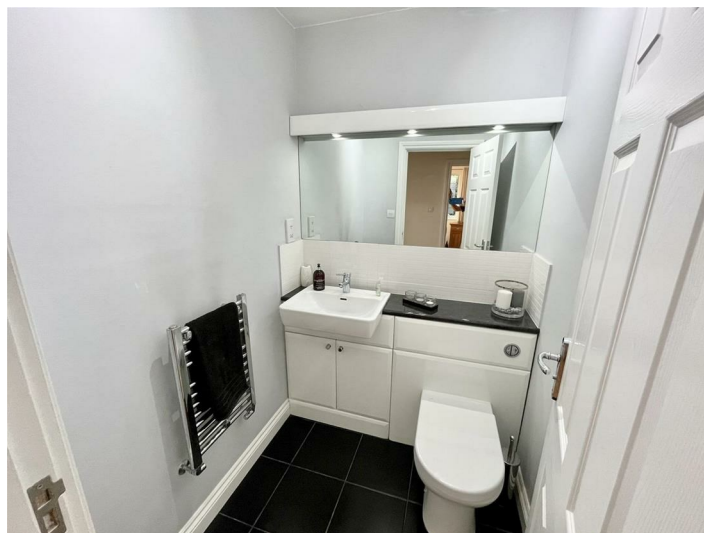
The property is approached by an impressive and private gated driveway and boasts off-street parking for at least six cars. To the rear of the corner plot, there is also a detached over-sized garage and further gated additional off-street parking for at least another two cars, which would also serve as an excellent location for anybody wanting to securely store a Motorhome, Caravan or Boat.

This beautifully modernised and thoughtfully remodelled property has been substantially extended by the current owners and offers an excellent opportunity for somebody that is looking family home of the highest quality.

The spaciouly planned accommodation comprises of, a good size entrance hall with a cloakroom, a good size lounge and separate dining room, modern conservatory, fully integrated modern kitchen, plus a large separate utility room, ground floor master bedroom with a luxury en-suite bathroom. On the first floor there is an extremely spacious 2nd bedroom and two further good size bedrooms, with one of them being currently used as a superb home office.

Outside, the property benefits from a mature large sunny aspect rear garden and boasts a fantastic outside covered seating and entertainment area, with a brick built BBQ and a lovely pond, which also has great potential to be converted into hot tub.

Cloakroom: 4'7" x 4'7" (1.4m x 1.4m)



Lounge: 17'3" x 11'10" (5.26m x 3.63m)



Dining Room: 12'6" x 8'9" (3.82m x 2.69m)



Conservatory: 12'5" x 9'6" (3.80m x 2.91m)



Utility Room: 15'4" x 7'0" (4.69m x 2.14m)



Kitchen: 15'2" 10'5" (4.63m 3.18m)



Utility Room:



Kitchen:



Master Bedroom: 14'0" x 10'9" (4.29m x 3.29m)



En-Suite: 10'7" x 7'0" (3.25m x 2.14m)



Bedroom Three: 13'10" x 8'9" (4.23m x 2.69m)



Bedroom Two: 18'10" x 13'3" (5.76m x 4.06m)



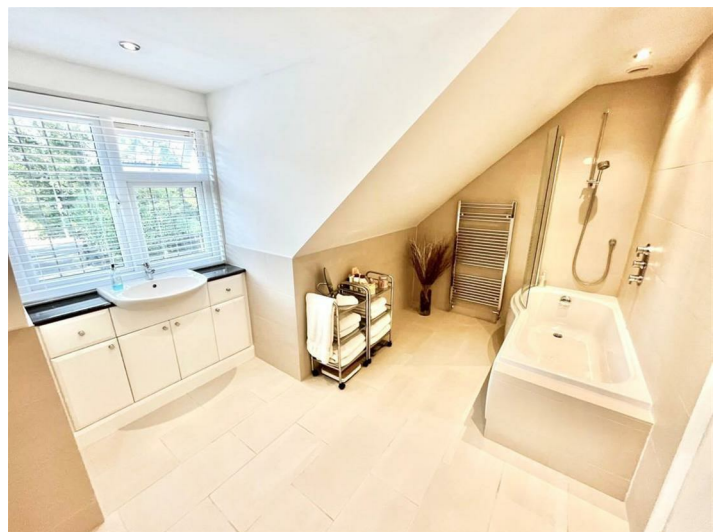
Bedroom Four: 16'7" x 7'1" (5.07m x 2.16m)



Bedroom Two:



Luxury Family Bathroom



Luxury Family Bathroom:



Outside Seating Area:



Garage: 18'6" x 15'5" (5.64m x 4.70m)



Patio Area:



Rear Garden: 48'5" x 49'1" (14.76 x 14.97m)



Rear Aspect:



Gated Front: 68'3" x 38'10" (20.81m x 11.84m)



Rear Garden:



Corner Plot:



Front Aspect:



Rear Parking: 32'0" x 24'2" (9.76m x 7.38m)



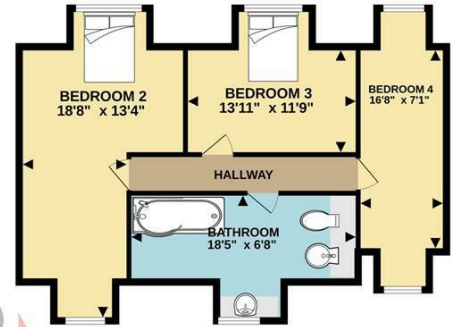
Feature Photo:



Floor Plan

GROUND FLOOR
1400 sq.ft. approx.

1ST FLOOR
729 sq.ft. approx.



DETACHED CHALET BUNGALOW

TOTAL FLOOR AREA : 2129 sq.ft. 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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