



**BENJAMIN
STEVENS.**
estate agents



Park Street Lane, St. Albans AL2 2BA

Asking Price £750,000

This superbly extended DETACHED FAMILY BUNGALOW offers impressive living space and versatility throughout. The accommodation includes a generous 24ft KITCHEN/DINING ROOM, a 23ft LIVING ROOM, FOUR BEDROOMS, an EN-SUITE SHOWER ROOM to the master bedroom, and a FAMILY BATHROOM. To the rear, a delightfully SECLUDED 90ft GARDEN creates a private outdoor haven, complemented by a fantastic, fully self-contained GARDEN ROOM/ANNEX, ideal for guest accommodation, home working, or independent living. Set within a highly desirable residential area, the property also benefits from OFF-STREET PARKING for at least EIGHT vehicles.

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Kitchen/Dining Room; 24'9" x 11'0" (7.54m x 3.35m)



En-Suite Shower Room; 8'1" x 3'11" (2.42m x 1.19m)



Living Room; 23'2" x 11'6" (7.06m x 3.51m)



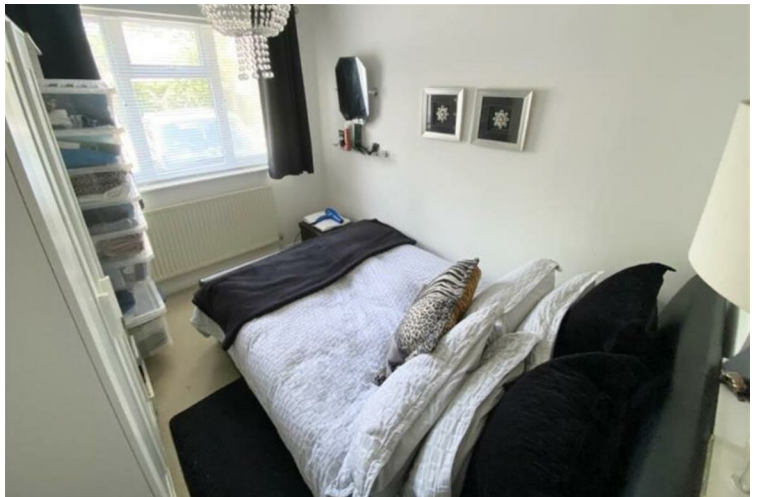
Bedroom Two; 9'3" x 16'9" (2.83m x 5.13m)



Bedroom One; 11'6" x 11'4" (3.51m x 3.45m)

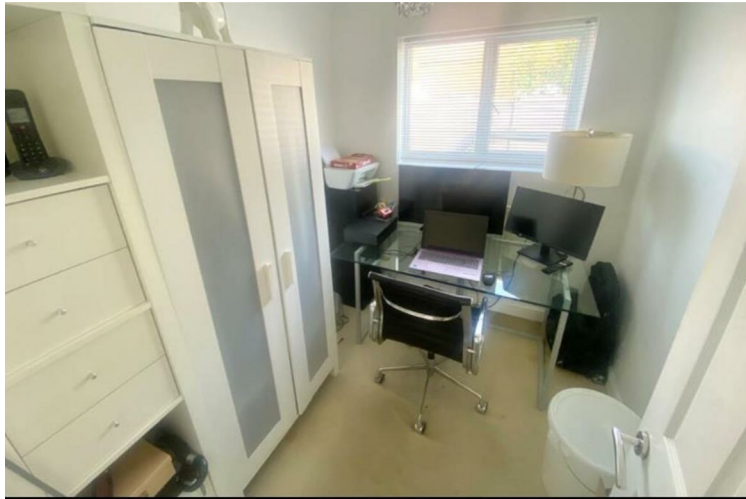


Bedroom Three; 10'6" x 7'10" (3.19m x 2.39m)



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Bedroom Four; 7'10" x 6'10" (2.39m x 2.08m)



Bathroom; 6'3" x 5'7" (1.90m x 1.69m)



Family Bathroom; 10'0" x 7'1" (2.39m x 2.17m)



Day Room/Kitchenette; 9'11" x 7'10" (3.02m x 2.38m)



Garden Annex:



Guest Bedroom Room; 9'11" x 7'7" (3.02m x 2.31m)



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Outside;



Parking for up to 8 cars

Rear Garden 295'3" (90m)



Location;

The property is less than two miles from St Albans City centre, and in convenient reach of all the villages' excellent local amenities, including a comprehensive shopping parade, two good junior/infant schools, How Wood station on the Abbey line connecting St Albans Abbey and Watford Junction, as well as easy access to the M25/M1 and the Thames link station in Radlett.

Disclaimer;

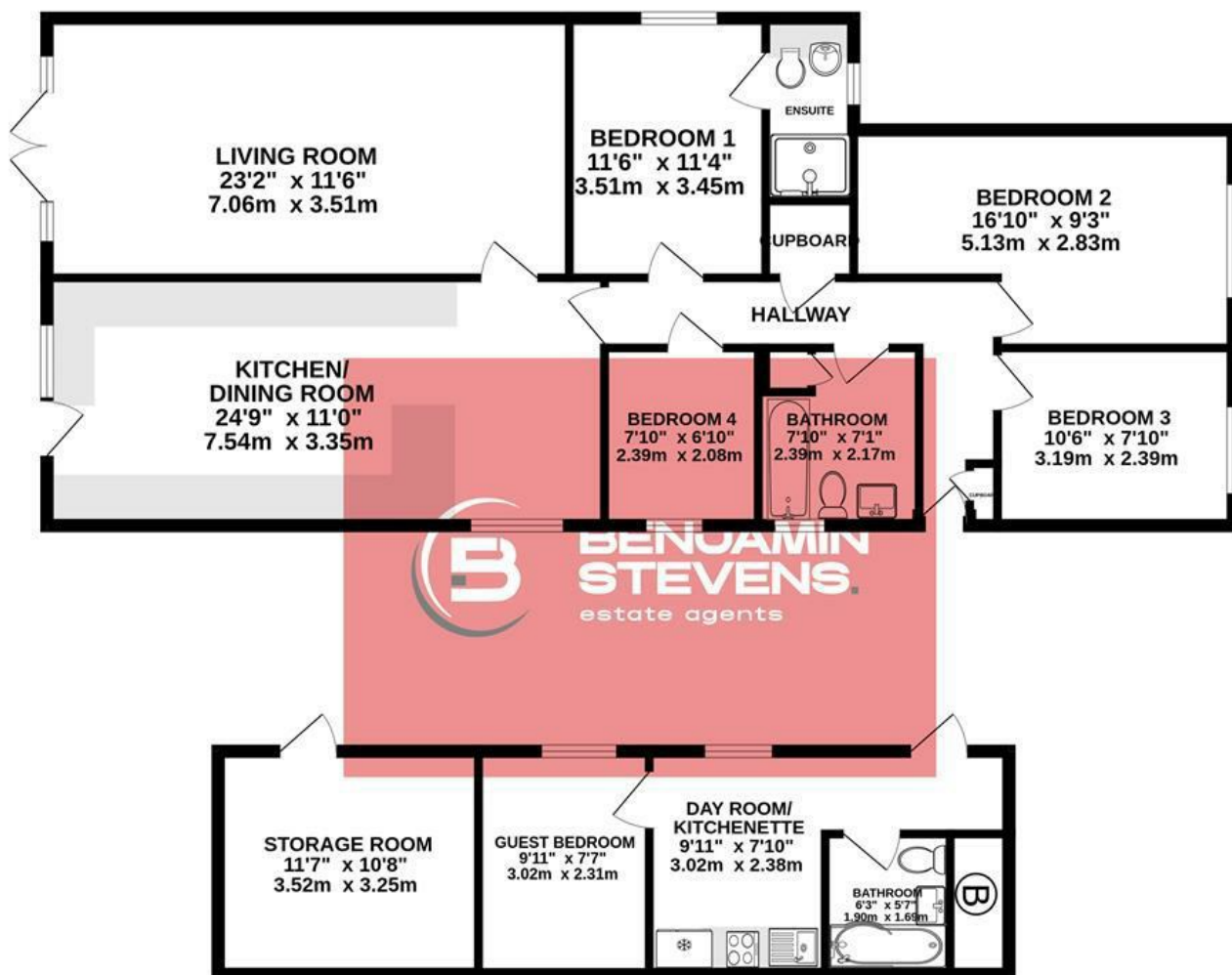
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

Tenure; -

This is a freehold property.
Council Tax Band: F £3,228.48 per annum.

GROUND FLOOR

1447 sq.ft. (134.5 sq.m.) approx.



FOUR BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 1447 sq.ft. (134.5 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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