



## **Park Street Lane, Park Street, St Albans AL2 2JB**

**£2,850 PCM**

Benjamin Stevens St Albans are thrilled to offer for rent, this exceptionally well presented and superbly extended three bedroom detached family home. This property has been meticulously maintained and is now available for the very first time. Tucked away in a highly desirable cul-de-sac, in one of Park Streets most sought-after locations, the home offers impressive open-plan living accommodation, a fully equipped quality kitchen with granite worktops, a lovely spacious low maintenance back garden, a designated study or office, a convenient downstairs shower room, family bathroom, and an en-suite shower room for the 2nd bedroom. Furthermore, there is ample off-street parking and plenty of storage space. Don't miss this opportunity to live in genuine comfort in the heart of Park Street. Available unfurnished but including, curtains, blinds and fitted wardrobes, for an initial 12 month period from July Pets will be considered..

**Park Street Lane, Park Street, St Albans AL2 2JB**

**Outside:**

**Entrance Hall: 15'1" x 6'5" (4.60m x 1.96m)**



**Study: 7'11" x 7'9" (2.43m x 2.38m)**



**Shower/Cloakroom Room:**



**Open-Plan Living Room:**



**Kitchen: 14'9" x 14'3" max (4.50m x 4.36m max)**



**Sitting Room: 12'0" x 11'10" (3.67m x 3.63m)**



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**Lounge Area: 18'0" x 12'4" (5.49m x 3.76m)**



**Bedroom One: 13'11" x 11'10" (4.26m x 3.63m)**



**Dining Area: 15'5" x 8'9" (4.72m x 2.69m)**



**Bedroom Two: 10'11" x 10'11" (3.34m x 3.34m)**



**Landing:**



**En-Suite: 7'11" x 3'2" (2.43m x 0.99m)**



# Park Street Lane, Park Street, St Albans AL2 2JB

**Bedroom Three' 11'5" x 8'0" (3.49m x 2.44m)**



**Rear Garden:**



**Bathroom: 14'3" x 7'8" (4.36m x 2.35m)**



**Rear Garden:**

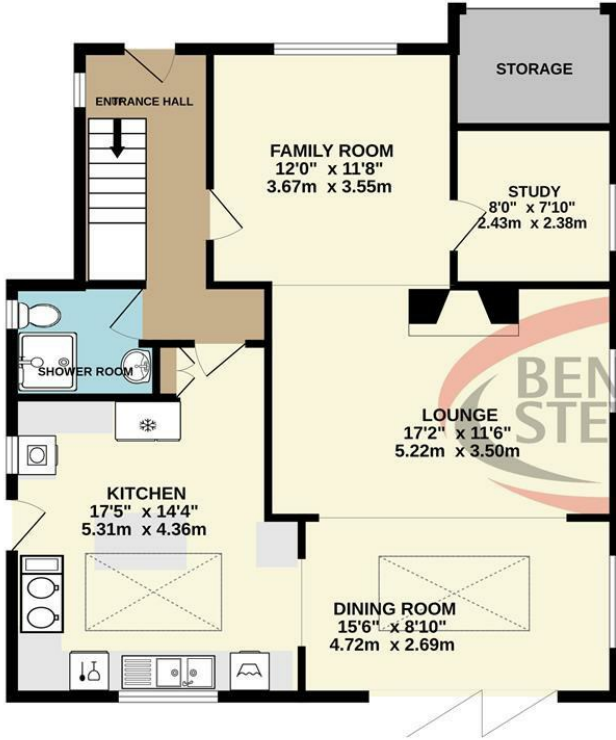


**Rear Aspect:**



GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.

1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



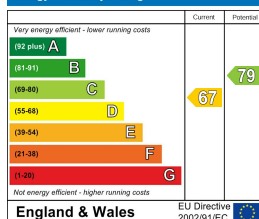
THREE BEDROOM DETACHED HOUSE WITH SPACIOUS OPEN-PLAN LIVING.

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

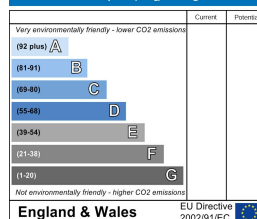
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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