



**Hyde Lane, Park Street,
St Albans,
Hertfordshire, AL2**

Guide Price: £565,000

Freehold

A superb three bedroom semi-detached house situated in the highly popular Park Street Village location, approximately three miles to the South of the City centre, close to excellent transportation links. Offered for sale chain free!

Property

This beautifully presented family home has been skilfully extended providing a stunning open plan living/dining/kitchen room ideal for entertaining. The property further benefits from a second reception/family room, three good sized bedrooms and a luxury bathroom. To the rear is a private, well kept south facing garden and the front there is hardstanding off-street parking for two vehicles.

The accommodation briefly comprises: entrance, hallway, cloakroom, open-plan living/kitchen/dining room, playroom, three bedrooms and bathroom. Rear garden with gated side access. Front garden providing hardstanding off-street parking.

Location

Park Street village is ideally located approximately three miles to the South of St Albans City Centre, within easy reach of both the M1 and M25, How Wood train station giving access to Watford Junction which in turn serves London Euston Station, plus regular bus services to the City centre. There is also a parade of shops and two local primary schools.

Entrance Hall

WC

Kitchen/Dining Room 19'2" x 21'6"
(5.84m x 6.55m).

Open Plan Kitchen 9'9" x 18' (2.97m x 5.49m).

Family Room 8' x 18'1" (2.44m x 5.5m).

First Floor

Bedroom 1 9'6" x 11'1" (2.9m x 3.38m).

Bedroom 2 7'10" x 12'6" (2.4m x 3.8m).

Bedroom 3 7'10" x 8'10" (2.4m x 2.7m).

Bathroom

Council Tax Band: E (information provided by homeowner)

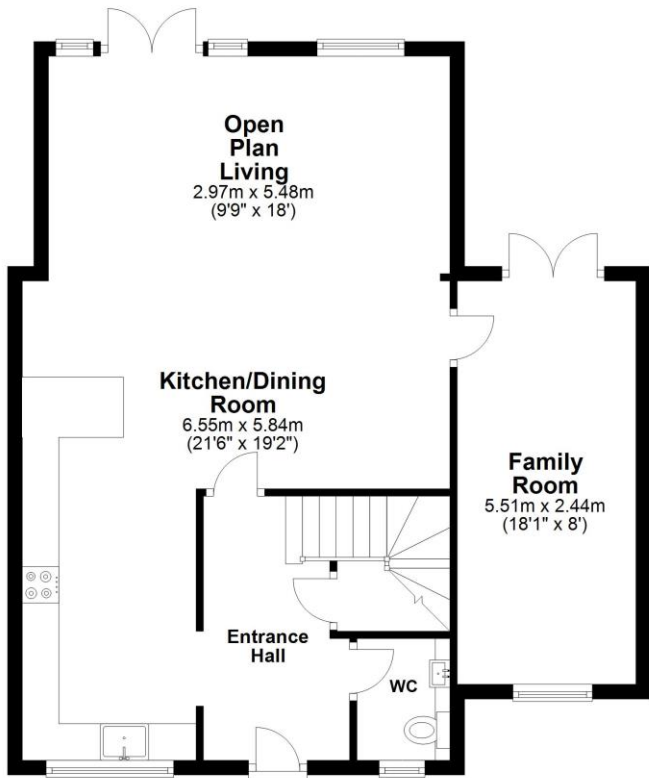


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



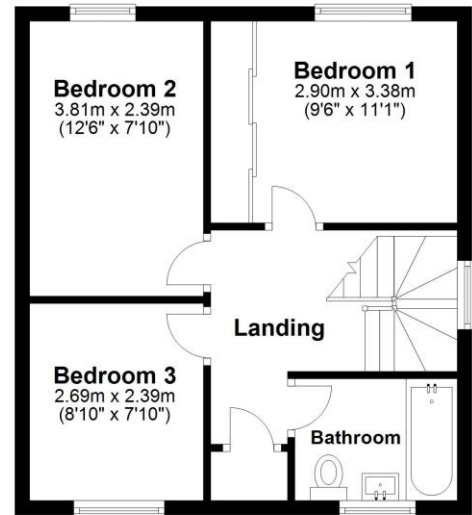
Ground Floor

Approx. 69.1 sq. metres (743.5 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.