



**The Mall, Park Street,
St. Albans,
Hertfordshire, AL2**

Guide Price: £870,000

Freehold

A substantial, four bedroomed detached family home, positioned on a wide, generous plot in one of Park Street's most sought-after locations, within walking distance of picturesque countryside, How Wood train station, an array of local amenities and highly regarded schools.

The Property

This fine home offers exceptionally versatile accommodation measuring in excess of 2,000 sqft to include a large welcoming entrance hallway, a spacious light filled principle reception room, sun room, study, kitchen breakfast room, utility, two ground floor bedrooms, both with en suite facilities, plus two further first floor bedrooms, including a master bedroom with dressing room and en suite bathroom plus additional bathroom. Of further benefit is a fabulous, mature, landscaped rear garden offering ample privacy. To the front there is a carriage driveway plus a garage.

Park Street is ideally situated approximately three miles to South of the St Albans City and three miles to the North of Radlett, which are both served by mainline stations to London St Pancras, plus excellent motorway links to the M1 and M25.



Rooms

Ground Floor

Entrance Hall

Lounge Dining Room 13'1" x 21'11" (4m x 6.68m).

Garden Room 10'11" x 12' (3.33m x 3.66m).

Kitchen Breakfast Room 10'1" x 18' (3.07m x 5.49m).

Utility Area

Study/Office 9'8" x 10'9" (2.95m x 3.28m).

Bedroom 3 10'9" x 13'9" (3.28m x 4.2m).

En Suite

Bedroom 4 10'1" x 11' (3.07m x 3.35m).

En Suite

First Floor

Landing

Bathroom

Bedroom 2 13' x 13'7" (3.96m x 4.14m).

Dressing Room 8'6" x 11' (2.6m x 3.35m).

En Suite Bathroom

Master Bedroom 11'9" x 14'8" (3.58m x 4.47m).

Outside

Garage 8'2" x 21'2" (2.5m x 6.45m).

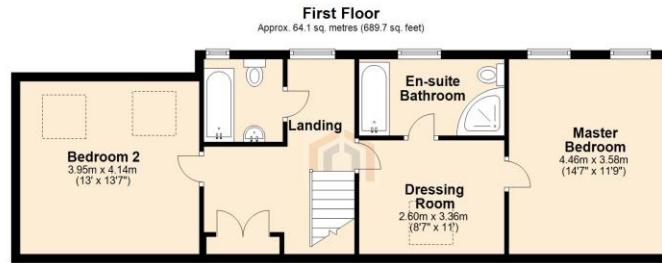
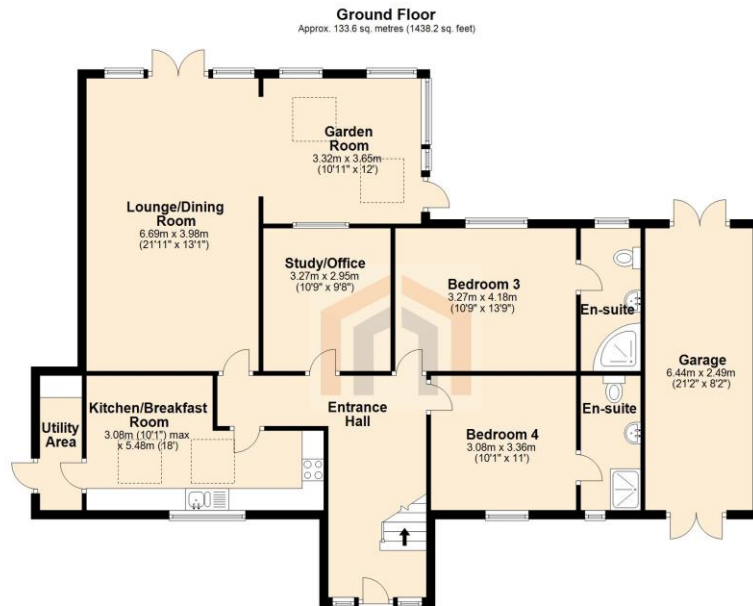
Front Garden

Carriage Driveway

Rear Garden







Total area: approx. 197.7 sq. metres (2127.8 sq. feet)

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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

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Disclaimer

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