



**Fullbrook
& Floor**
estate agents

Hawfield Gardens, Park Street, AL2



The Property

A well presented four bedroomed chalet style detached home benefiting from a garage plus off-street parking located in a cul de sac location in Park Street village, approximately two miles from St Albans City Centre and close to excellent transportation links.

This fine property offers superb, flexible living accommodation consisting of ground floor; a welcoming entrance hall with doors leading to a tv room/study, good sized living room, modern fitted kitchen breakfast room, two double bedrooms and a four piece bathroom suite. On the first floor there are two further double bedrooms and a luxury shower room. Outside there is a private, mature rear garden mainly laid to lawn with patio area plus side access. To the front there is a block paved driveway, offering off road parking for several cars plus a garage to the side.

Key Features:

- Detached Chalet Style Home
- Four Bedrooms
- Flexible Living
- Two Reception Rooms
- Kitchen Breakfast Room
- Two Bathrooms
- Landscaped Gardens
- Garage
- Off Road Parking

Guide Price: £675,000



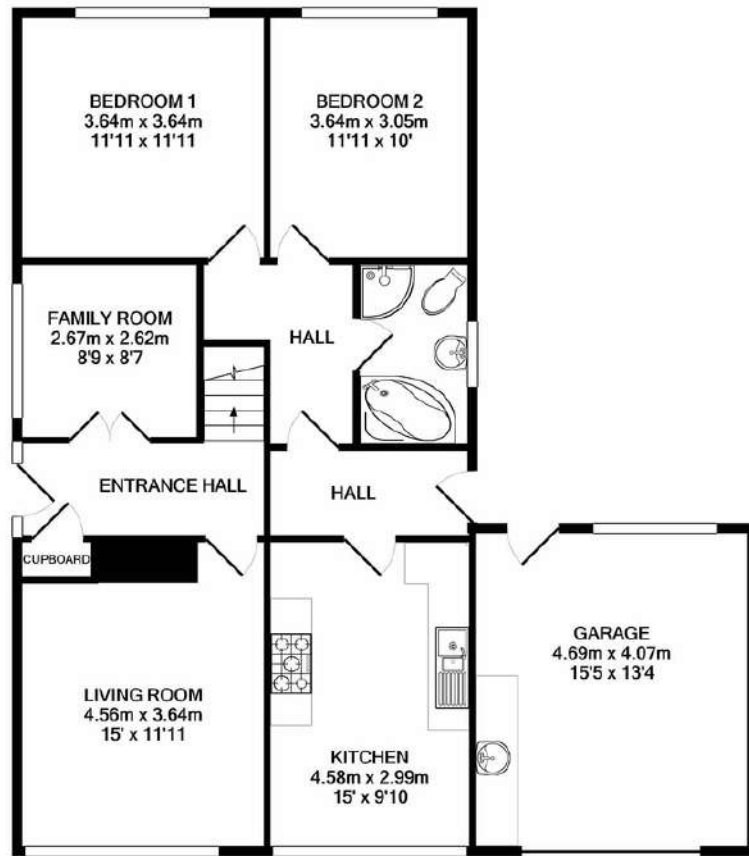


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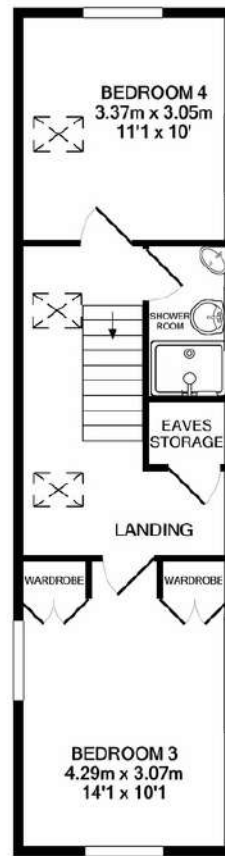
Park Street is situated between St Albans and Radlett, and is within close proximity to excellent road and rail links. The area is an ideal option for families, professionals, and commuters. This Hertfordshire village has everything you would ever need, surrounded by beautiful countryside and many amenities. There is a strong sense of community in Park Street and a residents association, good local schools, and a wide range of property.







GROUND FLOOR
APPROX. FLOOR
AREA 99.9 SQ.M.
(1076 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.7 SQ.M. (1482 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(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	

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.

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