



**Mount Drive, Park
Street, St. Albans,
Hertfordshire, AL2**

Guide Price: £615,000

Freehold

A beautifully presented three/four bedroom detached house situated a highly popular Park Street location, approximately two miles from St Albans City Centre and close to excellent transportation links.

Property

This spacious family home provides excellent accommodation throughout to include an entrance hallway, living room, reception room/bedroom, a lovely large kitchen breakfast room, ground floor bathroom, three bedrooms and further first floor bathroom. To the rear there is a large, private West facing garden with side access. To the side there is off-street parking plus a garage.

Rooms

Ground Floor

Entrance Hall

Living Room 10' x 13'1" (3.05m x 4m).

Dining Room/Bedroom 4 10'9" x 12'8"
(3.28m x 3.86m).

Kitchen Breakfast Room 14'4" x 18'6"
(4.37m x 5.64m).

Bathroom

First Floor

Bedroom 1 10'3" x 13'1" (3.12m x 4m).

Bedroom 2 10'10" x 12'6" (3.3m x 3.8m).

Bedroom 3 9'8" x 9'11" (2.95m x 3.02m).

Bathroom

Outside

Rear Garden with Patio Area

Front Garden

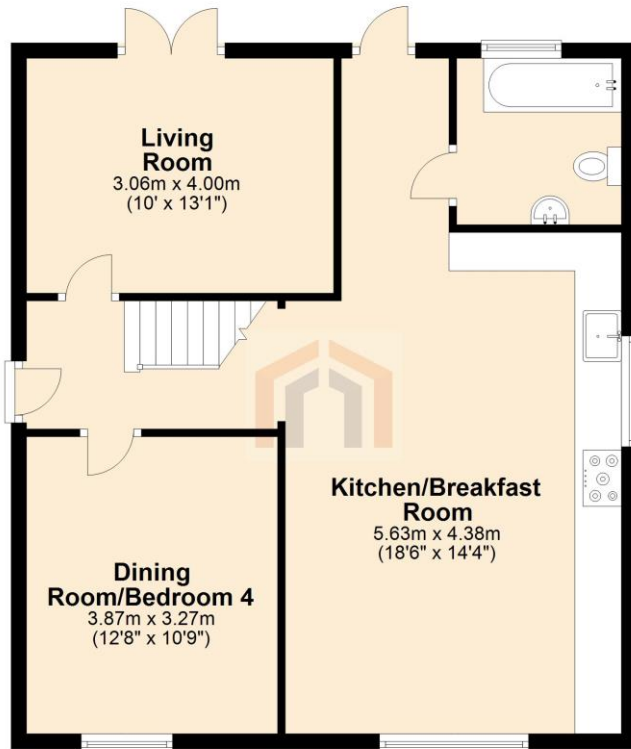
Off Road Parking





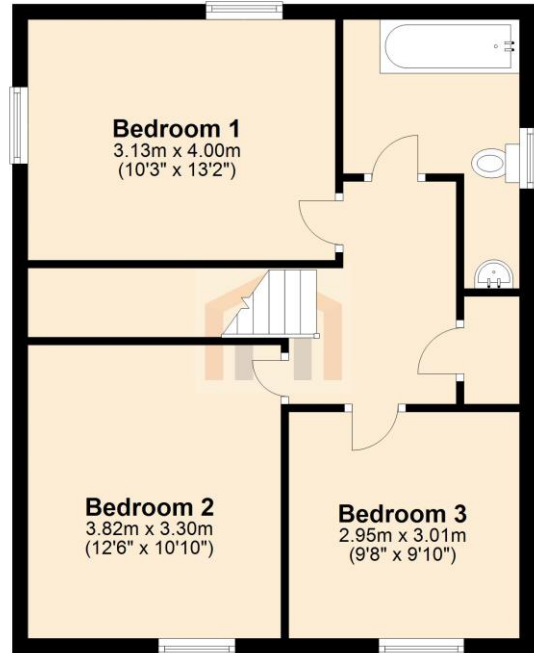
Ground Floor

Approx. 68.1 sq. metres (733.1 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



Total area: approx. 119.7 sq. metres (1288.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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

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.