



Haven Place, Park Street Lane, Park Street, AL2





"The Passive House certification is the most demanding energy efficiency standard"

- Recently Constructed Four Bedroom Detached Passive House
- Impressive 48ft Open-Plan Living/Dining/Kitchen Room
- Two Further Reception Rooms
- Mezzanine Floor Accessed From Living Area
- Master Bedroom With Walk-In-Wardrobe & En Suite Bathroom
- Two Bedrooms With Further En-Suites
- Family Bathroom
- Rear Garden With Patio Areas
- Beautiful Views Outward To Your Own Private Woodland
- Attached Garage
- Off-Street Parking For Several Vehicles
- Excellent Transportation Links To M1 & M25
- Close to St. Albans & Radlett

## The Property

Introducing 1 Haven Place, Park Street, St Albans – a stunning and recently constructed four-bedroom detached passive house, offering the perfect combination of luxury and sustainability.

Set within a private development of just three exclusive dwellings, this unique property is designed with extreme energy efficiency, making it ideal for those seeking a modern, eco-friendly lifestyle.

From the moment you step inside, you'll notice the generous space throughout.

The ground floor features four large bedrooms, each with ample natural light and plenty of storage. The master bedroom is a true retreat, complete with a spacious walk-in wardrobe and its own en-suite bathroom. Two further bedrooms also benefit from en-suite bathrooms, providing comfort and privacy for family or guests.

The heart of this home is on the first floor, where you'll find an impressive 48ft open-plan living, dining, and kitchen area. This expansive space is perfect for hosting gatherings or enjoying relaxed family living. With beautiful views of the garden and your own private woodland, it offers a peaceful and picturesque setting, enhanced by the addition of a mezzanine floor, a unique feature accessible from the living area, offering extra living space.

For those who work from home, two additional reception rooms provide the perfect setup for home offices or flexible living spaces. The property also includes a family bathroom on the first floor for added convenience.

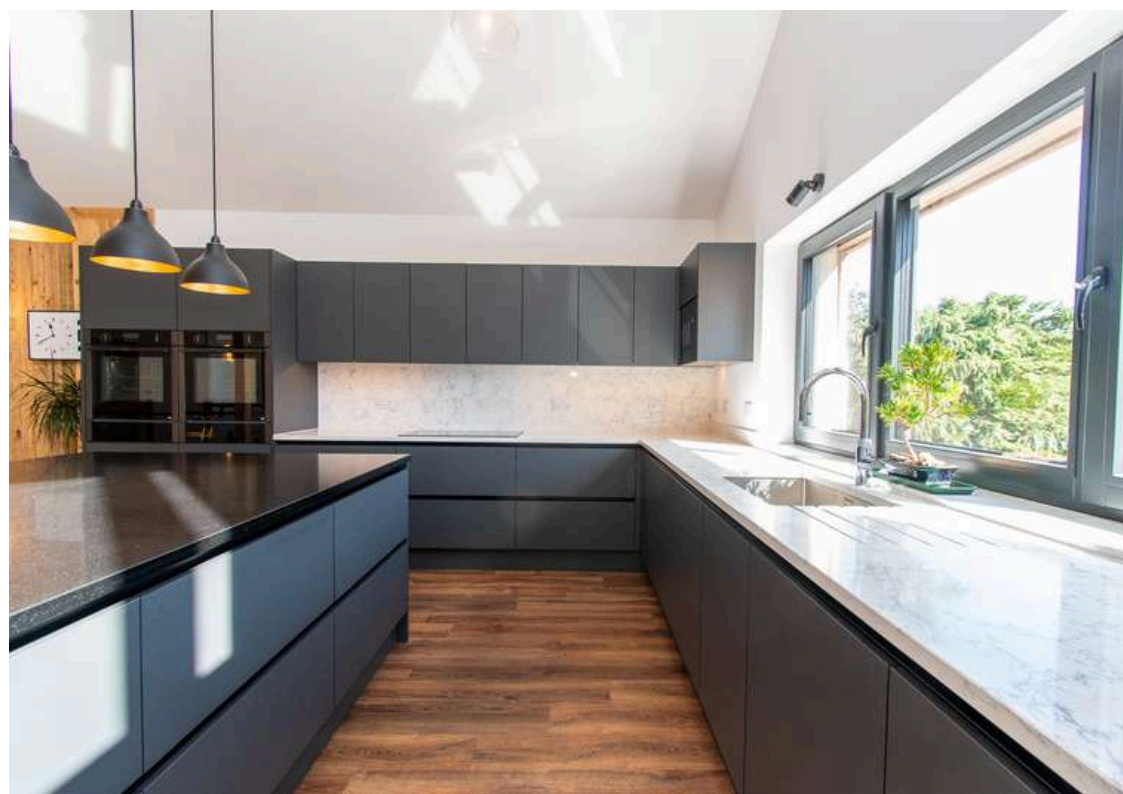
Outside, this property continues to impress with its private garden with patio areas and exclusive woodland, offering a rare opportunity to enjoy nature right at your doorstep. There is off-road parking for several cars and an attached garage with power and lighting, ensuring practical living. The location is ideal, with excellent transport links to the M1 and M25, making commuting a breeze.

This unique home, set in the sought-after area of St Albans, provides an extraordinary blend of modern design, sustainable living, and natural beauty.

A viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

**Guide £ 1.85m**























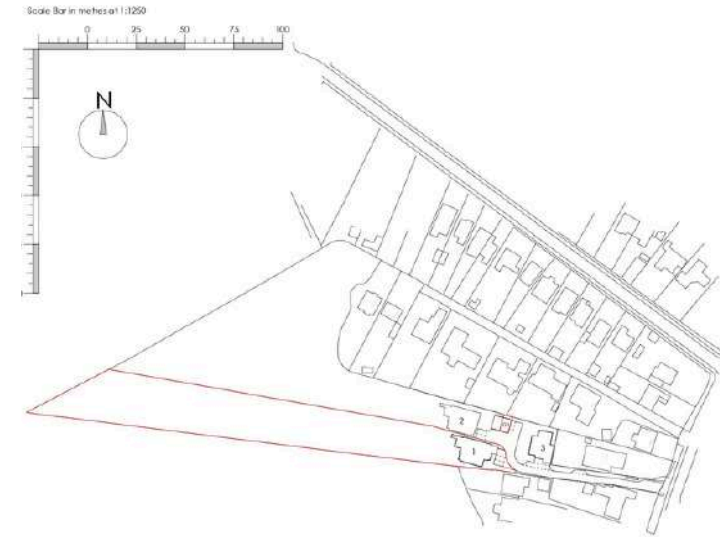
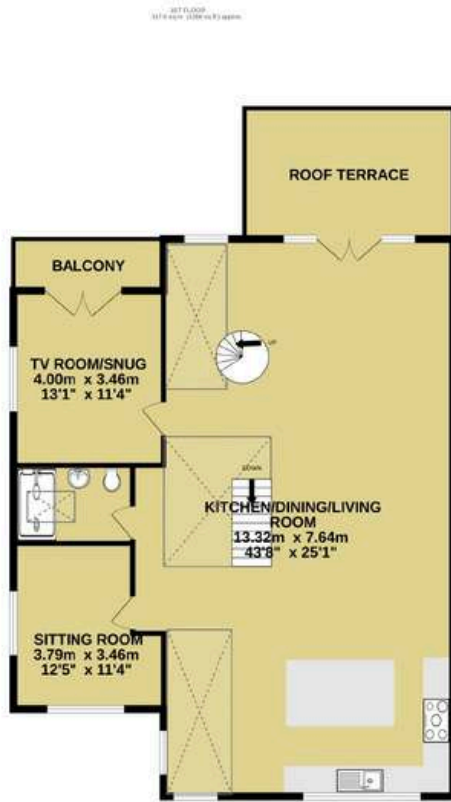






Passive House adopts a whole-building approach with clear, measured targets, focused on high-quality construction, certified through an exacting quality assurance process.





TOTAL FLOOR AREA : 265.7 sq.m. (2860 sq.ft.) 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		
	Current	Potential
Very energy efficient - lower running costs	108	109
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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