



The Park, St Albans, AL1 4RY  
Asking price £1,750,000



## The Park, St Albans, AL1 4RY

Situated in one of the cities most desirable roads, is this fabulous five bedroom detached family home.

This property boasts impressive living accommodation that includes a large open plan kitchen / dining family room, a lovely large living room and a separate television room.

Upstairs there is an enviable en-suite to the master bedroom and an en-suite shower room to the guest bedroom. Outside there is a beautiful rear garden with a variety of trees and shrubs.

The Park is conveniently located close to many highly regarded schools whilst the main city centre with its wider variety of shopping and leisure facilities is only a short drive away.



## ACCOMMODATION

### Reception Hall

Panelled door to front, wood effect flooring, stairs rising to first floor.

### Cloakroom

Low level wc, wash handbasin, tiled floor, coved ceiling.

### Family Room 12'0 x 10'5 (3.66m x 3.18m)

Double glazed multi-paned window to front, radiator, coved ceiling.

### Living Room 22'2 max x 14'7 (6.76m max x 4.45m)

Double glazed bi-fold doors to rear, fireplace, radiators, wood effect flooring, coved ceiling, recess spotlights.

### Kitchen / Dining Room 22'2 max x 22'9 max (6.76m max x 6.93m max)

An extensive range of wall and base mounted units with quartz work surfaces over, inset Butler style sink with mixer tap, space for large Range style cooker with cooker hood over, space for large American style fridge freezer, integrated dishwasher, wine cooler, breakfast bar, double glazed bi-fold doors to rear, radiators, coved ceiling, recess spotlights, tiled floor in kitchen area, wood effect flooring in the dining area.

### Utility Room

Multi-paned double glazed door to side, units with work surfaces over, inset single drainer sink unit with mixer tap, plumbing for washing machine, tiled floor, coat cupboard.

## FIRST FLOOR

### Landing

An impressive large landing with two windows to front.

### Master Bedroom 22'2 max x 14'7 (6.76m max x 4.45m)

Double glazed window to rear, radiator under, range of built in wardrobes, coved ceiling, recess spotlights.

### En-Suite

Double glazed Georgian style frosted window to side, suite comprising of tiled panel bath with mixer tap, low level wc, wash handbasin, partly tiled walls, tiled floor, chrome heated towel rail, coved ceiling, recess spotlights.



**Bedroom Two 14'5 x 10'6 (4.39m x 3.20m)**

Double glazed window to rear, radiator, coved ceiling.

**Bedroom Three 13'1 x 11'11 (3.99m x 3.63m)**

Double glazed window to rear, radiator, coved ceiling.

**Bedroom Four 11'6 max x 11'11 max (3.51m max x 3.63m max)**

Double glazed multi-paned window to front, single radiator, coved ceiling.

**En-Suite**

Double glazed multi-paned frosted window to side, tiled shower cubicle, low level wc, wash handbasin, chrome heated towel rail, coved ceiling, recess spotlights, tiled floor.

**Bedroom Five 8'5 x 10'5 (2.57m x 3.18m)**

Double glazed multi-paned window to front, radiator, coved ceiling.

**Bathroom 8'9 x 12'11 (2.67m x 3.94m)**

Double glazed multi-paned frosted window to side, suite comprising of low level wc, his and hers washbasins, panelled bath with mixer tap, separate tiled shower cubicle, partly tiled walls, tiled floor.

**EXTERIOR****Front Garden**

Large gravelled driveway with lawn area and well stocked flower and shrub beds.

**Rear Garden**

A large patio mainly laid to lawn with a range of well stocked flower and shrub beds, gated side access.

**Garage**

An integral garage space that is used for storage with double doors.

**Viewing Information**

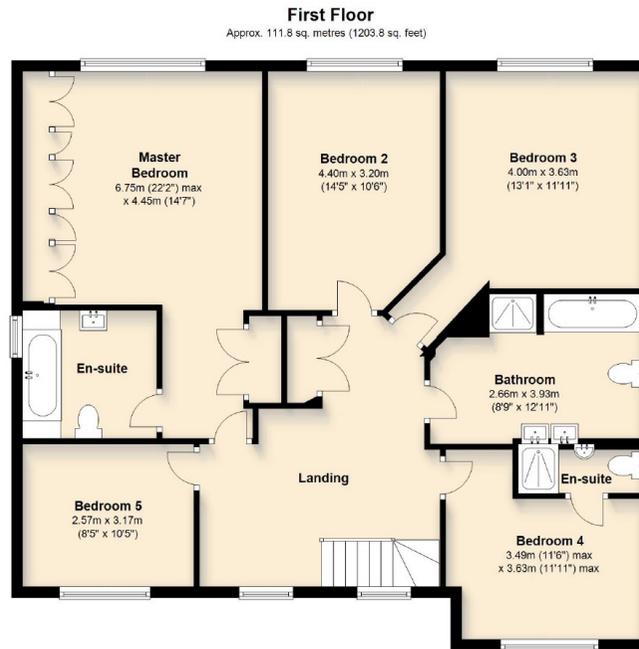
BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

**Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

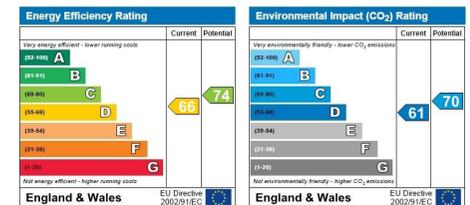






Total area: approx. 229.8 sq. metres (2473.6 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.



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