





Situated on 0.21 of an acre is this **CONTEMPORARY** and **SPACIOUS FIVE BEDROOM DETACHED** home nestled in the heart of Park Street, close to excellent amenities including **PARK STREET STATION** connecting to Watford, and a short walk to Park Street Village.

Guide Price: £1,500,000

Spread over three floors and spanning over 3100 square feet of accommodation, this property offers ample space for a growing family or those who appreciate generous living areas. Upon entering the house, you will be greeted by a well-proportioned hallway that leads to the main reception room. The open-plan kitchen and dining area is flooded with natural light and offers a comfortable space for relaxation and entertainment. It is perfectly placed for hosting dinner parties or enjoying family meals and has the benefit of bi-folding doors opening out to the garden. Additionally, there is a useful study, cloak/shower room, lounge, and additional reception room which would make a useful annex for guests and family. On the first floor the principal bedroom has the advantage of an ensuite shower room and walk-in wardrobe, whilst there are two further bedrooms and a family bathroom. On the second floor, there are two additional bedrooms and a bathroom. The beautifully landscaped garden and patio area offer a serene and private outdoor space, perfect for relaxation or entertaining, and provides a tranquil space to unwind and enjoy the outdoors. The driveway provides off-road parking for multiple vehicles.

EPC Rating: TBC
Council Tax Band: G





Entrance Hall

Kitchen 6.22m x 2.93m (20'5" x 9'7").

Living/Dining Room 11.71m x 3.84m (38'5" x 12'7").

Lounge 4.71m x 4.19m (15'5" x 13'9").

Family Room 4.19m x 3.26m (13'9" x 10'8").

Utility Room

Study 4.60m x 2.81m (15'1" x 9'3").

Annex/ Bedroom 6 6.93m x 3.97m (22'9" x 13').

Shower Room

Bedroom 1 4.71m x 3.76m (15'5" x 12'4").

Walk-In-Wardrobe

Ensuite Shower Room

Bedroom 2 4.19m x 3.76m (13'9" x 12'4").

Bedroom 3 4.19m x 3.71m (13'9" x 12'2").

Ensuite Bathroom

Bedroom 4 5.08m x 3.71m (16'8" x 12'2").

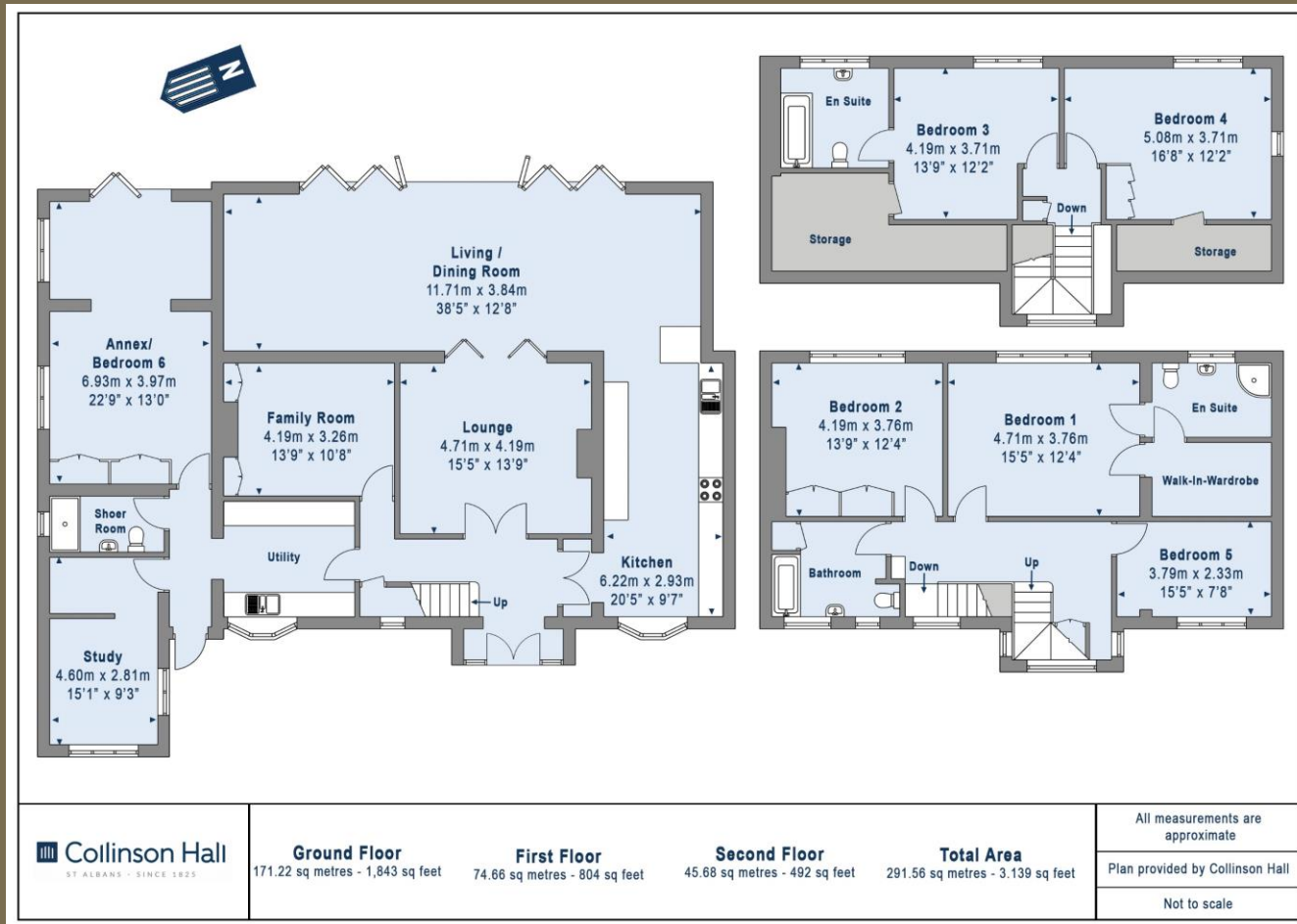
Bedroom 5 3.79m x 2.33m (12'5" x 7'8").

Bathroom

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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