





An **IMPRESSIVE DETACHED FAMILY** home offering **GENEROUS AND VERSATILE ACCOMMODATION**, ideally suited to modern family living. Situated in the **HIGHLY SOUGHT-AFTER VILLAGE OF PARK STREET**, the property is within walking distance of **BEAUTIFUL GREEN OPEN SPACES**, a range of popular local cafés, pubs, and shops, and is conveniently positioned close to **WELL-REGARDED LOCAL SCHOOLING**.

Offers Over: £975,000

Located within the sought-after village of Park Street, this substantial family home offers in excess of 2,850 sq. ft. of versatile living accommodation, including six bedrooms in total, one benefitting from en-suite facilities, alongside a spacious family bathroom. The ground floor provides excellent flexibility for modern family life, with a welcoming entrance hall leading to two reception rooms, a well-appointed kitchen, and a cloakroom, in addition to a further reception room and utility area.

Externally, the property is perfectly suited to family living, featuring a low maintenance lawned garden with secure gated access and an impressive outbuilding currently arranged as a snooker room, complete with a full-size snooker table (not included within the sale), as well as a home gym and sauna room. To the front, there is ample off-road parking for several vehicles.

EPC Rating: C 71
Council Tax Band: F











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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk