





This **SPACIOUS** family home is **SET OVER THREE FLOORS**. With **INTEGRATED GARAGE**, lovely **FRONT GARDEN**, and looking out onto fantastic **LAWNED COMMUNAL GARDENS**.

It is situated within a **POPULAR LOCATION** in **PARK STREET VILLAGE**, which is close to **EXCELLENT AMENITIES** and walking distance to **HOW WOOD STATION**, which is **32 mins** from Euston, **10 minutes** to Watford Junction, and **7 minutes** to St. Albans Abbey Station.

Guide Price: £450,000

We enter the bright and welcoming entrance lobby, past the guest cloakroom, and into the spacious utility. From here, there is access to the integral garage and stairs to the first floor. Once up the stairs, you will find the ample living room, plenty of storage spaces, and the I-shaped kitchen diner.

We head up to the second floor, where you find two double bedrooms, a further single room, and the generous family bathroom with a walk-in shower and separate bath.

This fantastic property has a lovely lawned front garden and looks over the fabulous lawned communal gardens.





GROUND FLOOR

Garage 5.27m x 4.27m (17'3" x 14').

Cloakroom

Utility Room 4.03m x 2.92m (13'3" x 9'7").

FIRST FLOOR

Kitchen Dining Room 5.27m x 4.38m (17'3" x 14'4").

Living Room 5.27m x 3.92m (17'3" x 12'10").

SECOND FLOOR

Bedroom 1 3.65m x 3.25m (12' x 10'8").

Bathroom

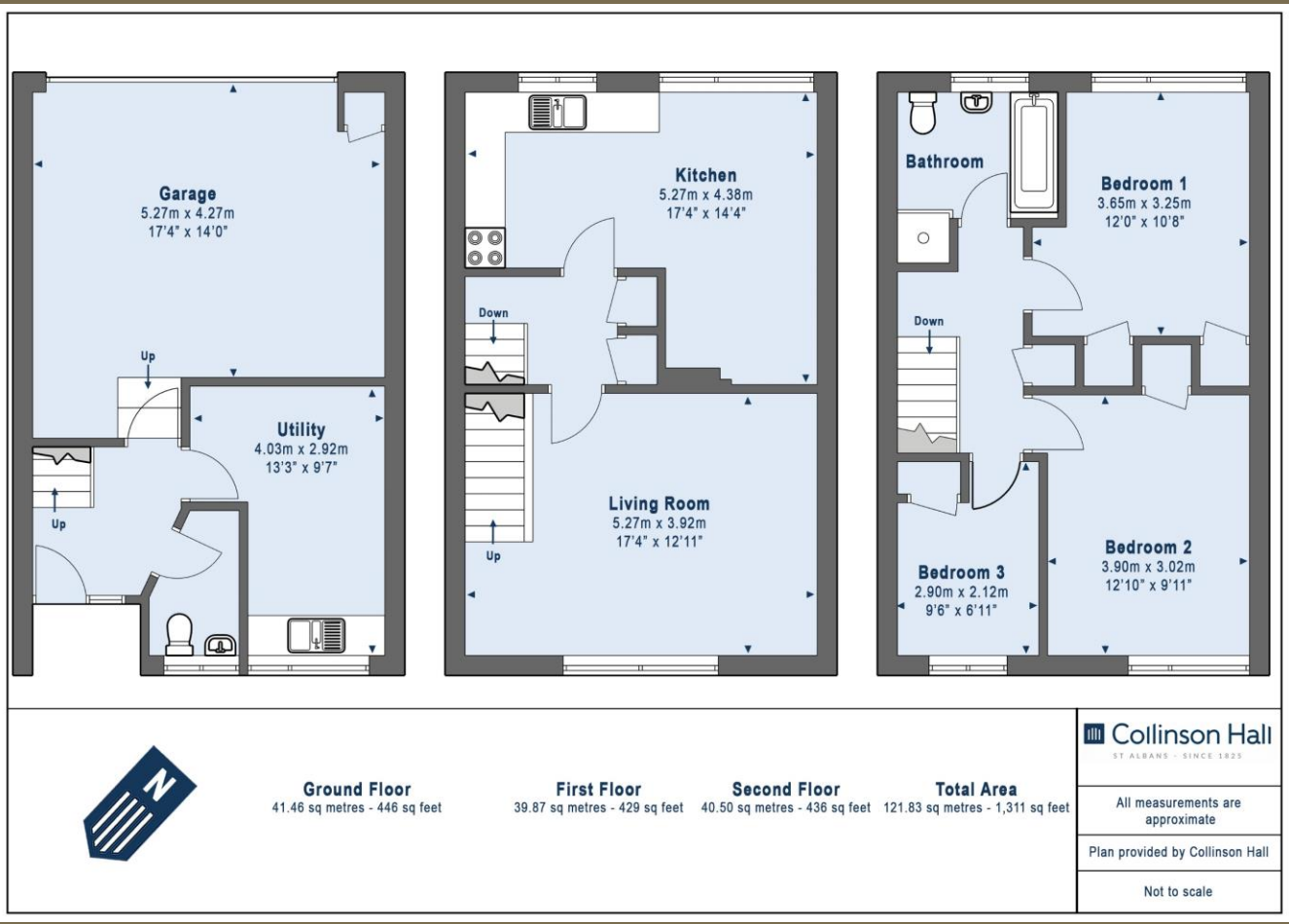
Bedroom 2 3.90m x 3.02m (12'10" x 9'11").

Bedroom 3 2.90m x 2.12m (9'6" x 6'11").

Storage







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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