



The Mall, Park Street, AL2



Key Features

- Three Bed Detached House
- Private Road
- Potential To Enlarge Subject To Consents
- Detached Garage
- South Facing Garden
- Extensive Off Street Parking
- Entrance Hallway
- Large Open Plan Living/dining room
- Excellent Transportation Links

The Property

Situated on a private road in one of Park Street's most sought-after locations, a three bedroom detached house offering great potential to enlarge/extend, subject to the necessary consents.

The property sits on a good-sized plot and benefits from a wonderful south facing garden, a detached garage to the side, plus further extensive off-street parking.

The property briefly comprises, entrance hallway, open-plan living/dining room, separate kitchen, cloakroom, three bedrooms and a first-floor bathroom.

Park Street is ideally situated approximately three miles to South of the St Albans City and three miles to the North of Radlett, which are both served by mainline stations to London St Pancras, plus excellent motorway links to the M1 and M25.

Viewing highly recommended.

Guide £ 700,000

NB agents note:

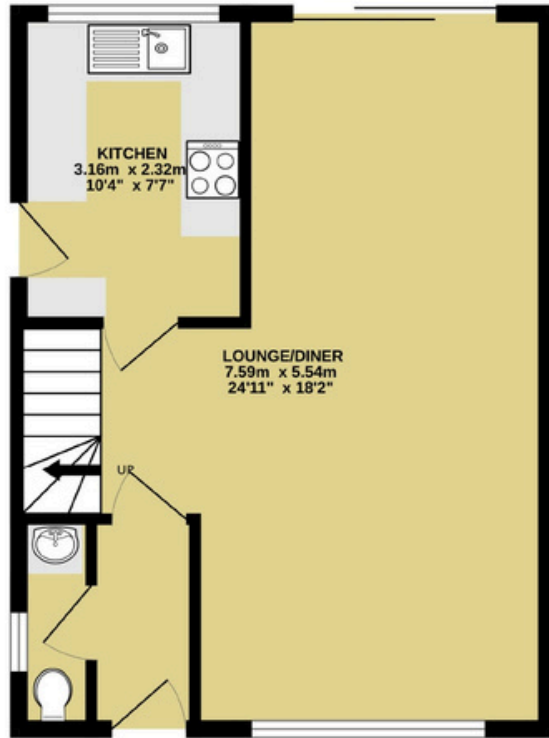
We are selling the property for someone who is related to a director of Fullbrook & Floor Estate Agents. Please contact the agent for further details.



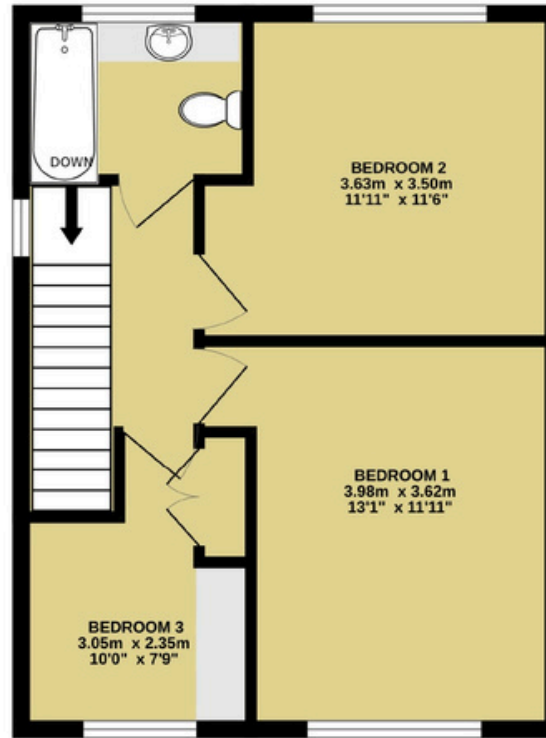




GROUND FLOOR
39.5 sq.m. (426 sq.ft.) approx.



1ST FLOOR
39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 79.4 sq.m. (854 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		
(92+) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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