



2A Maplefield

Park Street, St Albans, Hertfordshire



BNP PARIBAS GROUP



## A well-appointed detached family home with four bedrooms and attractive, flexible living space

An impressive family home with beautifully presented accommodation, set in a sought-after position on a quiet residential street. The property features elegant, neutral styling and high-quality modern fittings, combined with character features, while outside there is a south-facing rear garden. St. Albans city centre and local transport connections are just moments away.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**SOUTH FACING GARDEN**



**FREEHOLD**



**VILLAGE**



**2412 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

2A Maplefield is a stylishly appointed detached family home that offers comfortable, flexible accommodation, arranged over two floors. The property features two well-presented reception rooms, both of which are at the front and include bay windows welcoming plenty of natural light. The drawing room acts as a welcoming space to the home, with its wooden flooring, recessed LED lighting and comfortable seating area, while the sitting room offers further comfortable space in which to relax. There is more traditional styling in the sitting room, including exposed brickwork, vertical and ceiling timber beams and a splendid open inglenook fireplace, creating a comfortable, homely environment in which to relax.

Also on the ground floor, the study provides useful home working space, while at the rear there is a 22ft kitchen and dining room. There is space for a family dining table and French doors opening onto the sunny rear garden, while the kitchen itself has wooden storage units to base and wall level, plus a range cooker. The utility room adjoins the kitchen

and provides further space for home storage and appliances, as well as direct access into the garage and garden for further storage space. Upstairs there are four bedrooms, including the generous second bedroom, with its extensive built-in wardrobes and Jack and Jill entrance into the family bathroom. The bathroom has a bathtub with a shower attachment, a separate shower unit and a heated chrome towel rail. The principal bedroom has an en suite, with the luxury bathroom featuring dual marble washbasins, a sunken corner bathtub, and a separate shower.

### Outside

At the front of the property, the garden includes a small area of lawn, with a cherry tree and various border shrubs and hedgerows. The block-paved driveway provides parking space, as well as access to the integrated garage for further parking or home storage and workshop space. The garden at the rear is south-facing and welcomes plenty of sunlight throughout the day. It includes a patio area across the





back of the house, a well-maintained lawn with border shrubs and hedgerows, and at the rear of the garden, a timber-framed gazebo sheltering a hot tub. There is also a gate at the end of the walled garden opening onto greenbelt land.

### Location

The property is in a popular and convenient location in Park Street, just to the south of St Albans, and is extremely well served with outstanding communications by both road and rail. There is excellent access to central London and the city by trains from either St Albans via St Pancras International to the City (19 mins) Gatwick, Heathrow and beyond, or Potters Bar via Kings Cross. How Wood shops and neighbouring Bricket Wood provide various everyday amenities, including local shops, primary schooling, plus a pharmacy and a pub in Bricket Wood. Further amenities are easily accessible in St. Albans city centre, with its wealth of facilities including shopping, large supermarkets, restaurants, cafés and leisure activities.



### Distances

- St. Albans 3.5 miles
- Radlett 3.5 miles
- Watford 5.0 miles
- Hemel Hempstead 6.6 miles

### Nearby Stations

- Park Street
- How Wood
- Bricket Wood
- St Albans Abbey
- St Albans
- (All of the above stations have direct links to Watford and Euston)
- Radlett (Link to Farringdon and St Pancras)

### Key Locations

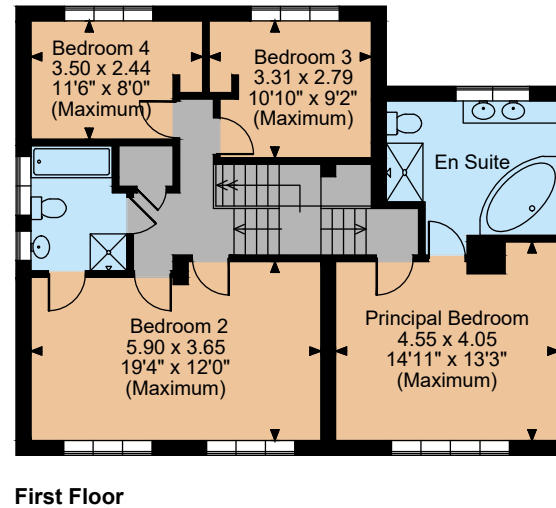
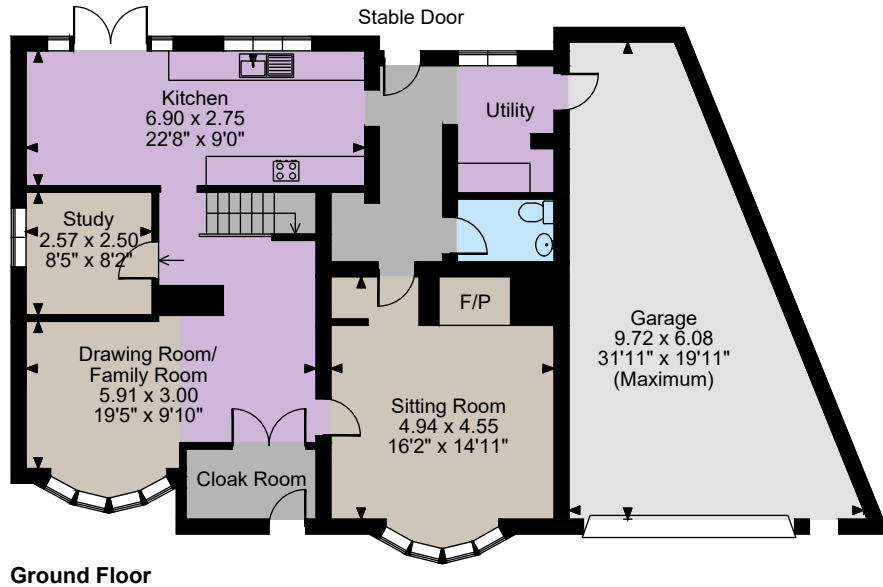
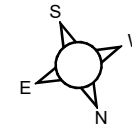
- St Albans Cathedral
- Verulamium Roman Museum
- St Albans Clock Tower
- St Albans Museum + Gallery

- Berkhamsted Castle
- Warner Bros. Studio Tour London
- Hatfield House
- Shaw's Corner
- Knebworth House

### Nearby Schools

- St. Albans College
- St. Albans School
- St. Albans High School
- St. Columba's College
- Parmiters School





## Floorplans

Main House internal area 1,981 sq ft (184 sq m)

Garage internal area 431 sq ft (40 sq m)

Total internal area 2,412 sq ft (224 sq m)

For identification purposes only.

## Directions

AL2 2BG

**what3words:** ///divisions.woven.agrees - brings you to the driveway

## General

**Local Authority:** St Albans City and District Council

**Services:** Electricity, gas, mains water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** D

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

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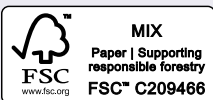
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## St Albans

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