



228 Park Street Lane, St. Albans

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

228 Park Street Lane Park Street St. Albans AL2 2AQ

A stunning luxury modern home with outbuildings and beautiful gardens, in a sought-after setting close to St. Albans

How Wood mainline station 0.6 miles (39 mins to London Euston via Watford Junction), M25 (Jct 21a) 1.8 miles, St. Albans city centre 3.4 miles, St. Albans City mainline station 4.2 miles (19 minutes to London St. Pancras)

Drawing room | Sitting room
Study | Dining room | Kitchen/
breakfast room | Utility | Cloakroom
Principal bedroom with dressing
room & en suite bathroom | 3 Further
bedrooms, 2 en suite | Dressing
room/Bedroom 5 | Family bathroom
| Outbuilding with sauna & shower
room | Gym | Double garage | Gardens
EPC rating C

The property

228 Park Street Lane is a magnificent modern house, with up to five bedrooms and more than 4,500 square feet of luxury accommodation. Located in a convenient position just outside St. Albans, the property is light and airy throughout and

features impressive bespoke fittings, while outside there are extensive landscaped gardens.

The entrance hall provides a striking welcome to the house, with its atrium-style glass ceiling and galleried landing above. The ground floor accommodation includes a generous sitting room with a triple aspect and a contemporary fireplace, as well as a comfortable drawing room with French doors opening onto the southwest-facing gardens. The light and airy dining room has a sloped ceiling with a large skylight and a dual aspect with five sets of French doors creating a connection to the outside space. Double doors from the dining room lead to the spacious kitchen and breakfast room, which has stylish fitted units, a central island and a stainless steel range cooker.

There is one en suite double bedroom on the ground floor, which is ideal for use as a guest bedroom. Upstairs you will find the generous principal bedroom with its dressing room and en suite bathroom. Also on the first floor are three more bedrooms, two of which are en suite, with one being ideal for use as a study, plus a dressing room which could be used as a further bedroom if required. The family bathroom is located on the first floor, with the ground floor including a shower room.



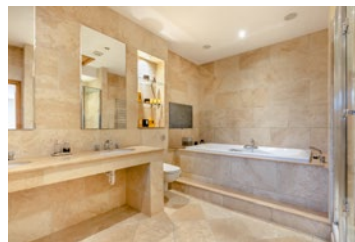


Outside

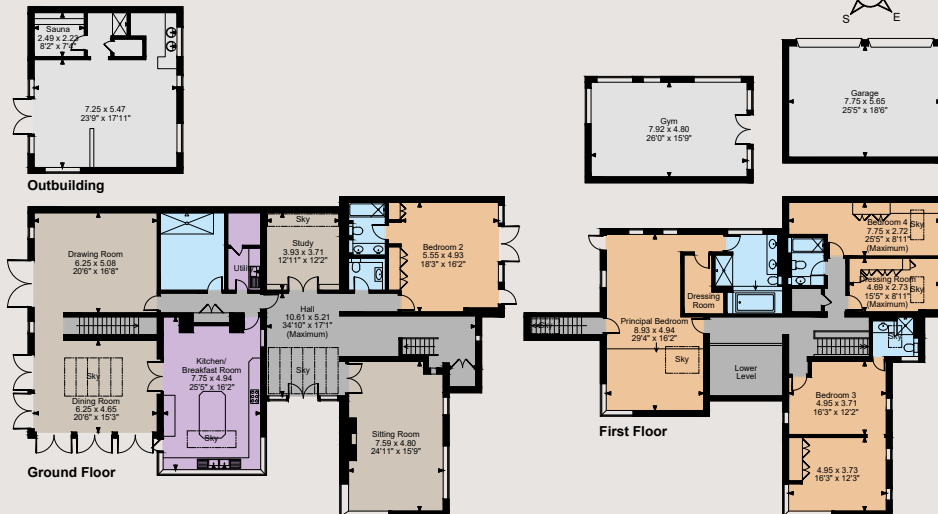
At the front of the property, the block-paved driveway provides plenty of parking space and access to the detached double garage. Further outbuildings include the home gym and an additional space with a sauna, shower room and kitchenette. The beautifully maintained gardens include patio areas and paved pathways, a rock garden, manicured lawns and immaculate box hedging. There is also a hard tennis court with chain link fence borders, while the gardens are enclosed by established hedgerow and mature trees on all sides, providing a sense of privacy.

Location

The property is located in a popular and convenient location in How Wood on the outskirts 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 and beyond, or Potters Bar via Kings Cross. As well as extensive local amenities St Albans City Centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand.



Main House internal area 4,718 sq ft (438 sq m)
 Garage internal area 471 sq ft (44 sq m)
 Outbuilding internal area 613 sq ft (57 sq m)
 Gym internal area 409 sq ft (38 sq m)
 Total internal area 6,211 sq ft (577 sq m)
 For identification purposes only.



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

Local Authority: St Albans City and District Council

Services: Electricity, gas, mains water and drainage

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,000,000

St Albans

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