



190 Park Street Lane

St Albans





BNP PARIBAS GROUP





# 190 Park Street Lane, Park Street, St Albans


190 Park Street Lane is an attractive four bedroom detached family home in a convenient location. An appealing, sensitively extended and modernised property occupying a prominent corner position with an in-and-out forecourt. The beautifully landscaped rear garden features a stunning water garden, complete with a large pond, a footbridge, and a charming thatched open-sided gazebo.


**4 RECEPTION ROOMS**


**4 BEDROOMS**


**4 BATHROOMS**


**GARAGE AND PRIVATE PARKING**

**GARDEN**

**FREEHOLD**

**TOWN**

**2,100 SQ FT**

**GUIDE PRICE £1,250,000**

## The property

190 Park Street Lane is a handsome herringbone brick-built family home offering 2,100 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming part-panelled reception hall with feature parquet flooring. It give access to a generous sitting room with a large bay incorporating a feature fireplace with woodburning stove, together with French doors to the rear terrace, and a spacious study with a bay window and a feature exposed-stone chimney breast with inset fire. The large kitchen/breakfast room in the centre of the property has a range of wall and base units including an island with breakfast bar, modern integrated appliances, a neighbouring fitted utility room with en suite shower room, and a breakfast room. From here double doors lead to an extensive timber-framed vaulted conservatory with French doors to the terrace.

On the first floor the property provides four generous bedrooms, two with modern en suite bathrooms, one

with a bay window with bespoke window seating, and the principal with a fitted dressing room and modern en suite bathroom.

## Outside

Occupying a prominent corner position and having plenty of kerb appeal, the property is set behind an area of level lawn and is approached over an in-and-out block-paved forecourt providing private parking and giving access to a link-attached outbuilding housing a garage with an internal door to a tool store/shed with en suite cloakroom, also accessible from the rear garden. The generous landscaped rear garden, a particular feature of this property, has been transformed into a water garden featuring a large pond with pontoon and a footbridge leading to an open-sided thatched gazebo. It also features a large paved and gravelled terrace accessible from the sitting room and conservatory. The whole screened by mature planting and ideal for entertaining and al fresco dining.





## Location

Located to the south of St. Albans city centre, Park Street is a desirable residential area with a strong community feel, ideally placed for access to the motorway network and surrounded by areas rich in greenery, ideal for walking and riding. St. Albans' historic city centre offers an impressive range of speciality boutiques, independent retailers and major stores together with primary and secondary schooling and extensive leisure and sporting amenities including numerous restaurants, cafés and bars, a golf course and Verulamium Park which offers around 100 acres of beautiful parkland and a lake. Communications links are excellent: the North Orbital road (1.3 miles), M25 (Jct. 21A 1.8 miles) and M1 (Jct. 6 1.7 miles) give easy access to the national motorway network and London airports, How Wood station offers direct links to regional centres including Watford Junction and on to London Euston, and St. Albans City station has regular services to London St. Pancras International in less than 20 minutes. The area offers a wide range of state primary and secondary schooling including Saint Michael's Catholic High School, Parmiter's School and



## Distances

St. Albans 3.3 miles  
Watford 6.5 miles  
Chorleywood 11.0 miles  
Rickmansworth 11.9 miles  
London Luton Airport 15.2 miles  
Central London 23.2 miles  
London Heathrow Airport 26.2 miles

## Nearby Stations

How Wood  
Bricket Wood  
Park Street  
St. Albans City

## Key Locations

St. Albans Roman city centre  
Verulamium Park  
Hertfordshire Zoo  
Warner Bros Studio Tour  
Chilterns National Landscape

Berkhamsted Castle

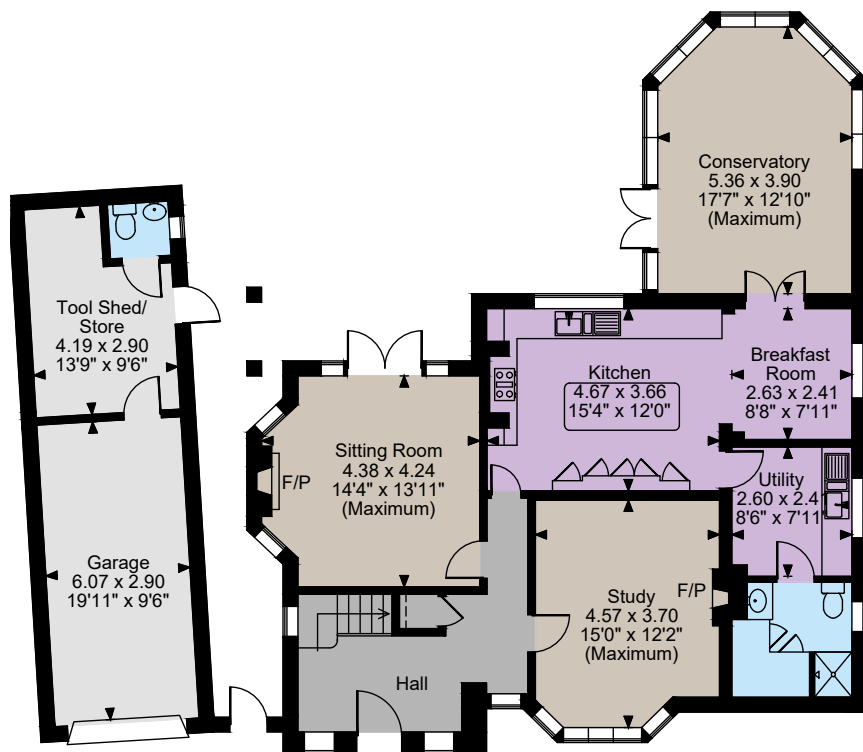
## Nearby Schools

How Wood Primary and Nursery School  
Park Street CofE VA Primary School  
Killigrew Primary and Nursery School  
The Marlborough Science Academy  
St. Adrian RC Primary School  
Mandeville Primary School  
Mount Pleasant Lane Primary School  
St. Columba's College  
Prae Wood Primary School  
Coates Way JMI and Primary School

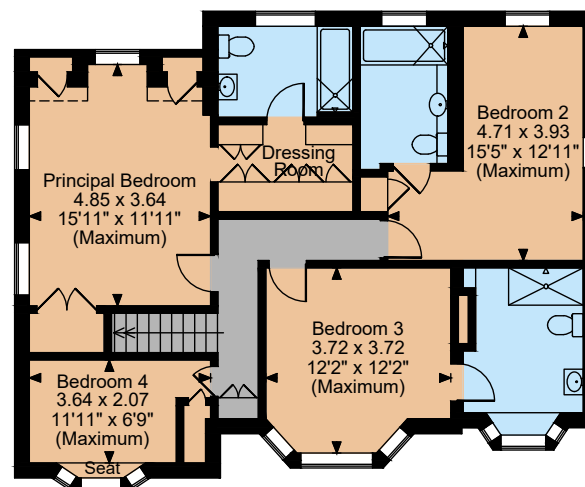
Independent Schools Include:

St Columba's College  
St Albans  
Edge Grove  
Stanborough Secondary  
St Albans High School for Girls  
Aldenham and Radley Prep.





Ground Floor

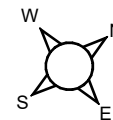


First Floor

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

□□□□ Denotes restricted head height

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## Floorplans

Main House internal area 2,100 sq ft (195 sq m)

Garage internal area 189 sq ft (18 sq m)

Tool shed/store internal area 131 sq ft (12 sq m)

Total internal area 2,420 sq ft (225 sq m)

## Directions

AL2 2AL

///What3words: panel.button.pure - brings you to the driveway

## General

Local Authority: St Albans City and District Council

Services: Electricity, gas, mains water and drainage.

Council Tax: Band G

Tenure: Freehold

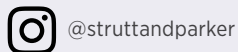
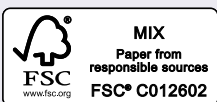
EPC Rating: D

## St Albans

15 London Road, St Albans, AL1 1LA

01727 840 285

stalbansbranch@struttandparker.com  
struttandparker.com



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