



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

How Wood, Park Street, AL2 2RW
Asking Price £775,000

A spacious and extended four-bedroom semi-detached family home offering approximately 1,572 sq. ft. of versatile accommodation, complemented by a large rear garden and driveway parking, in the popular village of Park Street.

The property provides an impressive amount of living space, with a layout that offers considerable flexibility for family life, entertaining and working from home.

An entrance porch opens into the hall, with a comfortable living room positioned to the front and benefiting from a bay window.

A separate dining room provides an amble and relaxed setting for family meals and more formal entertaining, while a ground floor shower room adds further practicality. The dining room can also be adapted to meet the needs of a growing family.

At the heart of the home is the extensive kitchen and family area, which provides plenty of room for everyday living. The fitted kitchen offers a good range of storage and preparation space, with a breakfast bar creating an informal place to sit. Sliding doors lead through to a substantial conservatory, extending the living accommodation and providing an enjoyable outlook over the garden.

A particularly useful feature is the separate utility area, together with a pantry and additional storage, giving the ground floor the practical space that is so valuable in a busy family home.

Upstairs, the accommodation is both generous as it is flexible. There are four well-proportioned bedrooms together with a fifth smaller room, currently offering excellent potential as home office, nursery or occasional bedroom.

A family bathroom serves the first floor, while useful built in storage is also provided from the landing.

Outside is one of the property's key attractions. The large rear garden offers considerable space for children, entertaining and outdoor living, with mature trees and established planting creating a leafy backdrop. It further benefits from a rear gated access and space that can also serve as additional parking, if required.

To the front, the property benefits from driveway parking, adding to its everyday practicality. Situated in the village of Park Street, the property combines generous and adaptable family accommodation with a sizeable garden and convenient village setting within walking distance of the local parade of shops.

With its choice of two reception spaces, four or five bedrooms and approximately 1,572 Sq. ft. overall, this is a home that blends space and versatility and is particularly well suited to a growing family.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C









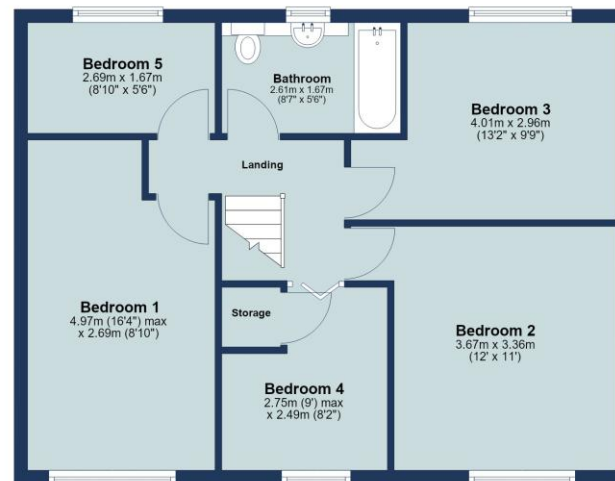
Ground Floor

Approx. 86.3 sq. metres (929.3 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.5 sq. feet)



Total area: approx. 146.0 sq. metres (1571.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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