



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

Magnolia Close, Park Street, AL2 2PP
Asking Price £860,000

Enjoying over 2,200 sq ft of thoughtfully arranged living space across three floors, this impressive FIVE BEDROOM four-reception, three-bathroom family home is situated in the ever-popular village of Park Street. Offering generous proportions, versatile rooms and a warm, contemporary feel, it is ideal for modern family life.

The property welcomes you via a front door into a useful vestibule, opening into a spacious and inviting entrance hall. From here, doors lead to a study overlooking the front—perfect for remote working—a separate family room, a practical utility room, and a guest WC. To the rear, the home truly comes into its own with an expansive open-plan living area, beautifully enhanced by Velux windows and wide bi-fold doors that open directly onto the rear garden. This bright and airy space flows seamlessly into the stylish kitchen, which offers ample storage and preparation space, and leads through to a well-sized playroom, creating the perfect hub for everyday family living and entertaining.

The first floor hosts four generous bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a modern family bathroom. All rooms enjoy good natural light and are well proportioned, offering flexibility for children, guests or additional workspaces. Stairs rise to the second floor, where a further

double bedroom enjoys its own shower room and extensive eaves storage, making it an ideal guest suite, teenager's retreat, or private home office.

Outside, the rear garden provides a wonderful extension of the living space, featuring both lawn and paved areas for relaxation and play, along with a charming treehouse—a real treat for families with young children. To the front, a driveway offers off-street parking, adding to the home's convenience.

The property is superbly positioned within walking distance of How Wood Station, offering easy links into Watford Junction and then London. A local school on Spooners Drive, along with a nearby shopping parade, ensures everyday essentials are close at hand. For wider amenities, St Albans city centre and its mainline station—with fast services to London St Pancras—are only a short drive away. With excellent access to the major motorway networks, this location is ideal for commuters while still offering a strong sense of village community.

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



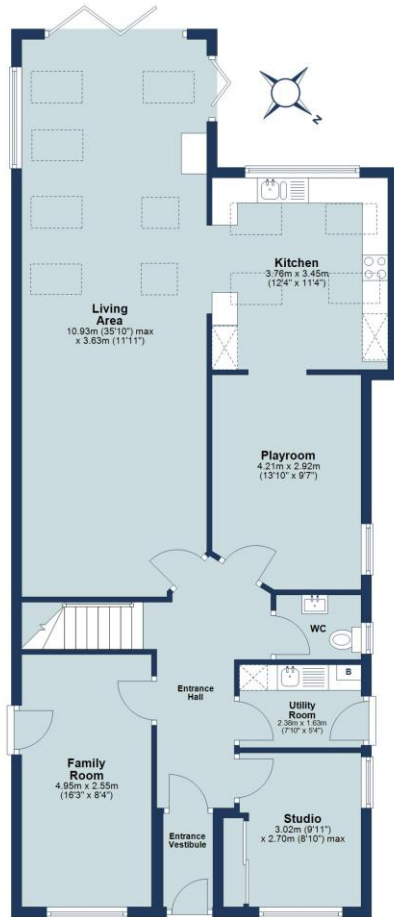






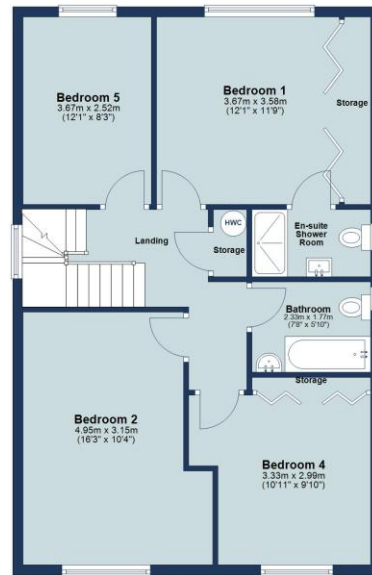
Ground Floor

Approx. 106.8 sq. metres (1149.7 sq. feet)



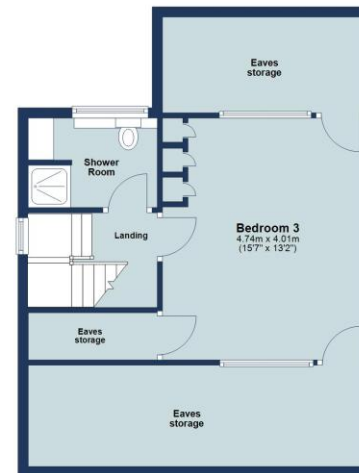
First Floor

Approx. 69.4 sq. metres (747.2 sq. feet)



Second Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



Total area: approx. 205.0 sq. metres (2206.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves storage not included in the total floor area.
Plan produced using PlanUp.

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