

# Park Street Lane, St. Albans

## £2,895,000 (Freehold)



A lovely modern house, with up to six bedrooms and more than 4,500 square feet of luxury accommodation sitting in land of approximately 6 acres

Located in a convenient position just outside St. Albans and Radlett, 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.

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, and manicured lawns

There is also a hard tennis court with chain link fence borders, while the gardens are enclosed by trees giving privacy.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)

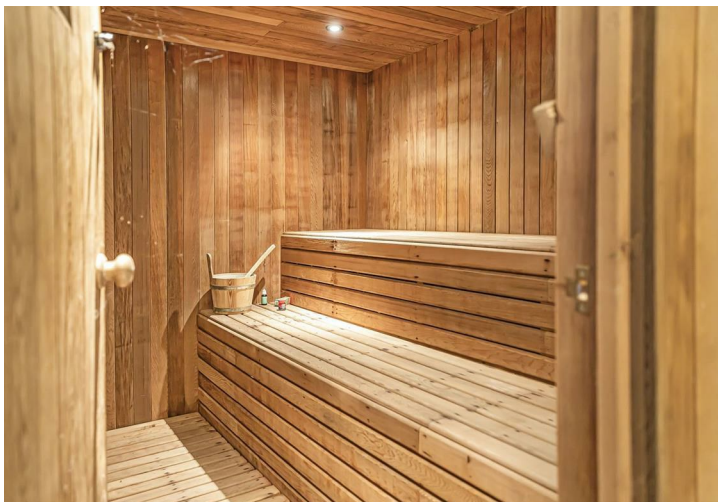


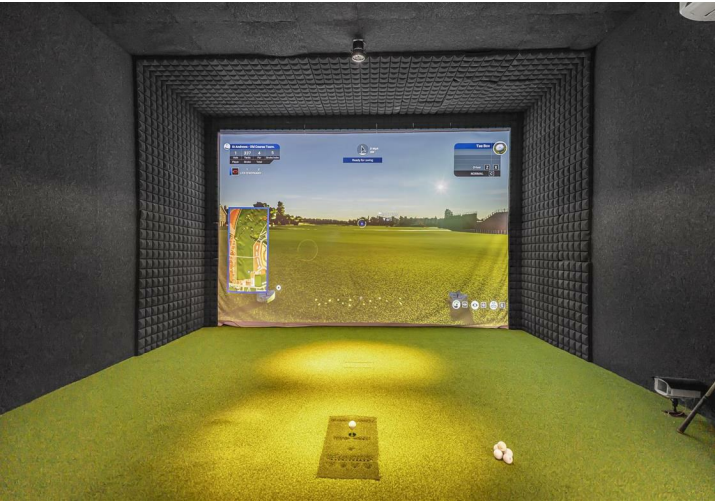
Village Estates  
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**Important Note:** These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.











**Approximate Gross Internal Area 4728 sq ft - 439 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 2917 sq ft – 271 sq m

First Floor Area 1811 sq ft – 168 sq m

Garage Area 760 sq ft – 71 sq m

Outbuilding Area 1025 sq ft – 95 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) <b>A</b>                          |  |                            |                                                                                       |
| (81-91) <b>B</b>                            |  |                            |                                                                                       |
| (69-80) <b>C</b>                            |  | 76                         | 80                                                                                    |
| (55-68) <b>D</b>                            |  |                            |                                                                                       |
| (39-54) <b>E</b>                            |  |                            |                                                                                       |
| (21-38) <b>F</b>                            |  |                            |                                                                                       |
| (1-20) <b>G</b>                             |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |