



**Ringway Road**  
Park Street, St Albans AL2 2RE  
Asking Price £685,000

A superbly extended five bedroom semi-detached family home, with impressive and high versatile living space, located in the heart of the vibrant village Park Street.

- ✓ Five Bedroom Semi-Detached
- ✓ Spacious Lounge/Dining Room
- ✓ Kitchen/Breakfast Room
- ✓ Sitting/En-Suite Downstairs Bedroom
- ✓ Generous Garden + Ample Parking



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## EXTENDED FIVE BEDROOM SEMI-DETACHED FAMILY HOUSE



### THE KEY FEATURES

- SEMI-DETACHED FAMILY HOME
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- 24FT LOUNGE/DINING ROOM
- STUDY/OFFICE
- SITTING/ EN-SUITE BEDROOM
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL SHOPS & SCHOOLS
- EASY ACCESS TO THE M25/M1
- 0.4 MILES TO HOW WOOD STATION

TA  
UK<sup>®</sup>



## THE PROPERTY

This superbly extended five-bedroom semi-detached home offers an impressive blend of space, versatility, and modern family comfort, positioned right in the heart of Park Street's vibrant and welcoming community. Thoughtfully enlarged and beautifully arranged, the property provides generous living areas and flexible accommodation that can adapt effortlessly to changing family needs, multi-generational living, or those seeking dedicated work-from-home space.

The ground floor centres around a 24ft lounge/dining room, a bright and sociable space ideal for everyday living and relaxed entertaining. The well-proportioned kitchen/breakfast room sits just beyond, offering ample room for cooking, dining, and family gatherings. A separate study/office provides a quiet retreat for remote work or homework, while the additional sitting room/guest bedroom with its own en-suite shower room creates a superb annexe-style arrangement—perfect for visiting relatives, older children, or those wanting independent space.

Upstairs, five comfortable bedrooms provide excellent flexibility for families of all sizes. The principal bedroom is notably spacious, while the remaining rooms are well balanced and supported by a modern family bathroom.

Outside, the property enjoys a generous rear garden, ideal for outdoor dining, children's play, or simple relaxation, with plenty of scope for personalisation. To the front, the home benefits from ample driveway parking, a valuable asset in this popular residential location.



## THE ACCOMMODATION

Lounge/Dining Room: 7.57m x 3.25m (24'10" x 10'7")

Kitchen/Breakfast Room: 5.30m x 2.75m (17'4" x 9'0")

Sitting/Annex Bedroom: 4.74m x 2.70m (15'7" x 8'10")

En-Suite Shower Room: 2.00m x 1.40m (6'7" x 4'7")

Study/Office: 3.74m x 2.20m (12'3" x 7'2")

Principle Bedroom: 4.85m x 3.15m (15'11" x 10'4")

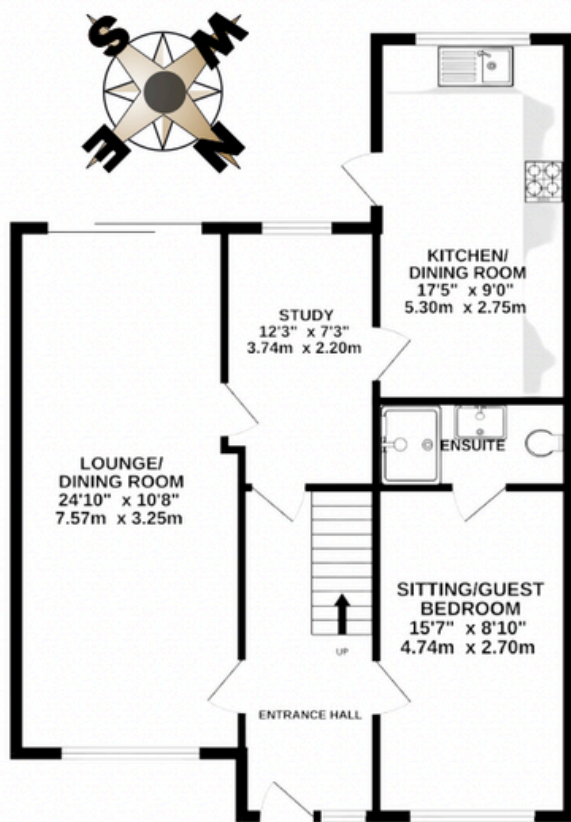
Bedroom Two: 4.26m x 2.90m (13'11" x 9'6")

Bedroom Three: 3.25m x 3.12m (10'7" x 10'2")

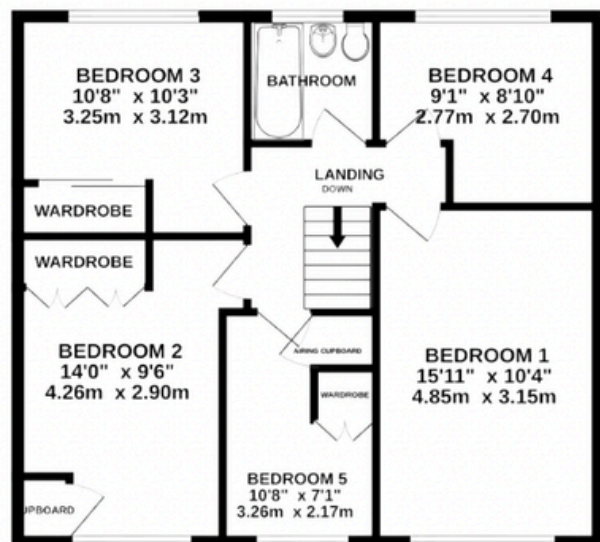
Bedroom Four: 2.77m x 2.70m (9'1" x 8'10")

Bedroom Five: 3.26m x 2.17m (10'8" x 7'1")

Family Bathroom: 2.00m x 1.90m (6'7" x 6'3")



**TOTAL FLOOR AREA:**  
**133.4 sq m / 1436 sq ft.**  
(Approx)



Add Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall



Living Room



Kitchen/Breakfast Room



Sitting Room/Bedroom



Study Area



Bedroom One

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Bedroom Two



Bedroom Three



Family Bathroom



Rear Aspect



Rear Garden



Rear Garden

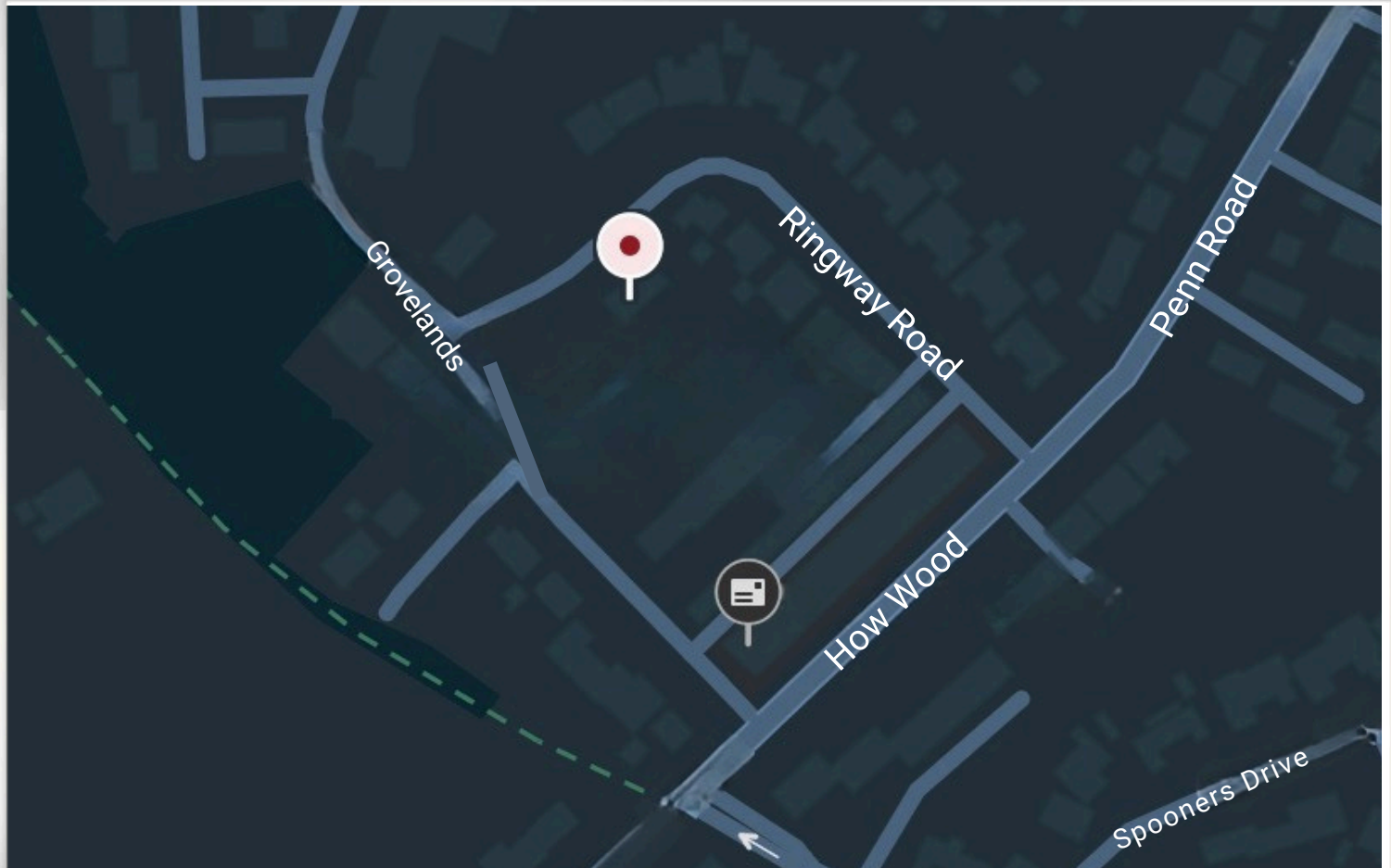
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## THE LOCATION

The property is less than three miles from St Albans City centre, and in convenient reach of all the villages' excellent local amenities, including a comprehensive shopping parade, two good junior/infant schools, How Wood station on the Abbey line connecting St Albans Abbey and Watford Junction, as well as easy access to the M25/M1 and the Thames link station in Radlett.



21 RINGWAY ROAD, PARK STREET, ST ALBANS, HERTS, AL2 2RE

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## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### LINK TO THE FULL EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2718-3911-0209-0679-7204>

## PROPERTY INFORMATION:

Property Tenure: Freehold

Council Tax Band: (E) £2865.41 per year 2025/26

Energy Performance Rating: 74 (C)

Local Crime Rating 3/10 (Low)

## LOCAL AREA INFORMATION:

Local Council: St Albans City & District Council

Local Cllr Paul De Kort (Liberal Democrat)

St Albans MP Daisy Cooper (Liberal Democrat)

County Council: Hertfordshire

Local Parish Council: St Stephens

Parish Chairman: Robert Donald (Liberal Democrat)

Local Crime Rating 3/10 (Low)



## DISCLAIMER: -

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

While every care and effort has been made to ensure these details are correct their accuracy can not be guaranteed and so should not form part of any contract.

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Specialising in Park Street, Bricket Wood,  
Chiswell Green & London Colney

*For more than 30 years, I've helped homeowners across St Albans and the surrounding villages move with confidence. As a long-standing Park Street resident and estate agent, I understand the area, the community, and what truly matters when you're making your next move.*

Whether you're buying or selling, my approach is personal, my advice is honest, and I'll be by your side with clear guidance at every stage of your property journey.

### Arrange a Viewing or Book a Free Valuation

To view at Ringway Road or to arrange a free, no-obligation valuation, contact Neil Hughes:

Telephone: 07375 804922

Email: [neil@neilhughesproperty.co.uk](mailto:neil@neilhughesproperty.co.uk)

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