



The Mall, Park Street, St Albans,
Hertfordshire AL2

TA
UK®



A deceptively spacious four-bedroom semi-detached chalet bungalow in a quiet Park Street cul-de-sac, offering 1453 sq ft of versatile living, a delightful garden with rear access to ample parking, and (STPP) exciting development potential.



Key Features

- Semi-Detached Chalet Bungalow
- Four Bedrooms
- Open-Plan Kitchen/Living Room
- Lounge/Sitting Room
- Downstairs Shower Room
- Family Bathroom
- Rear Access with Parking for Four Cars
- Quite Cul-De-Sac Location
- Development Potential (STPP)
- Complete Chain









Peacefully tucked away in a quiet Park Street cul-de-sac, this deceptively spacious, semi-detached chalet bungalow offers flexible, well-planned accommodation across two floors, bright open-plan living, cosy retreats and adaptable rooms that suit modern family life. The open-plan kitchen/living room forms the sociable heart of the home, complemented by a separate sitting room/snug, a generous ground-floor bedroom and an additional reception room that can double as a fourth bedroom, or home office. A practical cloakroom/shower room completes the ground floor.

Upstairs, two further spacious bedrooms, including a particularly generous principal, sit alongside a modern family bathroom and a useful study/landing area, ideal for home working.

Outside, the property enjoys a well-tended rear garden of lawn and patio, perfect for family time and summer evenings, plus there is rear access to a detached garage and ample secure parking.



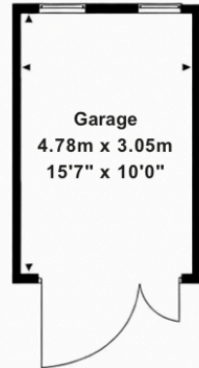
Ideally positioned less than three miles from St Albans City Centre, this location offers superb convenience, a vibrant local shopping parade, well-regarded infant and junior schools, and How Wood Station on the Abbey Line with direct links to St Albans Abbey and Watford Junction. Excellent road access to the M25 and M1, while Radlett's Thameslink station provides fast, reliable connections into London.



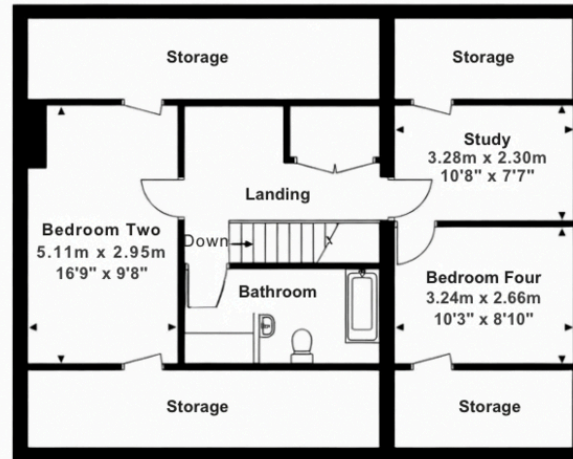
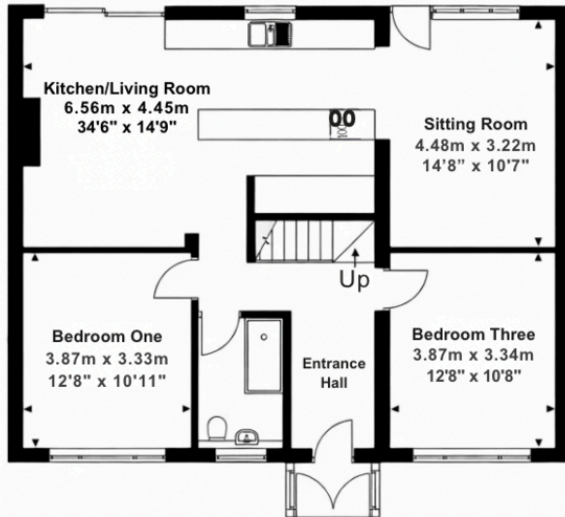




**16 The Mall
Park Street
St Albans
AL2 2HT**



Neil Hughes



**Total internal floor area. 135 sq.m. (1,453 sq.ft.)
Garage. 15.19 sq.m. (164 sq.ft.) Combined 150 sq.m. (1617 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: E
Council Authority: St Albans