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**MAPLEFIELD
PARK STREET, ST. ALBANS
HERTS AL2 2BG**

*** ENTRANCE HALL * LOUNGE/DINER * KITCHEN * UTILITY ROOM *
* CLOAKROOM * 3 BEDROOMS * PRIVATE REAR GARDEN *
* SMALL GARAGE + OFF STREET PARKING ***

Delightful family home backing farmland offers spacious accommodation comprising 3 bedrooms, 4 piece bathroom, lounge/diner, ground floor cloakroom, utility room, luxury kitchen, private rear garden, off street parking and small garage.

Located in the heart of Park Street close to major road links and How Wood railway station is within walking distance.

£465,000 ... FREEHOLD

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DOUBLE GLAZED FRONT DOOR TO

ENTRANCE PORCH

Small electric heater. Front door through to

HALL

Laminated flooring. Cupboard that houses gas fired boiler that supplies domestic hot water and central heating system. Stairs to first floor.

LOUNGE/DINER

24' 6" x 11' 9" (7.47m x 3.58m)

Front section has double glazed bay window. Vents for warm air central heating. Wall light fittings. Rear section has Adam style fireplace with glass fronted coal effect fire. TV aerial point. Double glazed sliding patio doors open onto conservatory



LOUNGE/DINER



LOUNGE/DINER



CONSERVATORY

9' 5" x 9' 3" (2.87m x 2.82m)

Fully double glazed with double glazed with double doors that open onto the garden.



KITCHEN

8' 6" x 10' 6" (2.59m x 3.2m)

Delightfully fitted in light panel units and comprises single drainer stainless steel sink, mixer tap, cupboard under. Plumbing for washing machine. Full range of wall and base units, work surface over. Recess for gas cooker point. Extractor. Fully tiled walls. Double glazed window over looks the garden. Double glazed single casement door leads to outside.



UTILITY ROOM

8' 6" x 5' 9" (2.59m x 1.75m)

Rear half of the garage. Double glazed window. Range of wall and base units. Plumbing for washing machine and tumble dryer. Space for freezer etc. Extractor. Tiled flooring.



CLOAKROOM

Low flush suite and wash hand basin.

FIRST FLOOR LANDING

Access to loft space. Double glazed window. Doors to:

BEDROOM 1

12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed window to rear. Double door built in wardrobe.



BEDROOM 2

12' x 10' 8" (3.66m x 3.25m)

Extensive range of fitted units comprising 2 double and 1 single wardrobes, dressing table, ample drawers under. Double door built in wardrobe. Double glazed window to front.



BEDROOM 3

7' 9" x 9' (2.36m x 2.74m)

Double door built in wardrobe. Double glazed window to front.



BATHROOM

Larger than average with panel bath, twin grips, pedestal wash hand basin, low flush WC and independent shower cubicle, fully tiled walls. Double aspect room with double glazed windows to side and rear. Built in airing cupboard houses lagged copper cylinder and shelving for linen.



COVERED SIDE PASSAGE

Gives access to front and rear.

GARDEN

The garden extends approximately 50'. Delightful patio area and lawn area. Stepping stone garden path. Well kept well stocked flower and shrub borders. Garden shed. Open aspect to rear.



GARDEN



GARDEN



TO THE FRONT

To the front there is a small garage. Ideal for bikes etc. Off street parking to paved drive.

📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

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