



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

**Darley Croft, Park Street Lane, AL2 2BL**  
**Asking Price £995,000**



A fabulous FIVE BEDROOM family home set in a peaceful private CUL-DE-SAC located on the outskirts of St Albans.

This spacious property offers an excellent balance of reception, bedroom and outdoor space and is perfect for a growing family looking for a larger property to suit their needs. With a large PRIVATE GARDEN and off-street parking, this property is now available and further benefits from NO UPPER CHAIN.

On the ground floor the entrance hall leads onto the large family room, ground floor wc and inner hallway. Storage and the gallery staircase are also located here.

The large kitchen / dining room are to the rear of the property and the useful utility room is to the rear of the kitchen and includes a back door for access to the garden.

Also on the ground floor are the formal living room with French doors to the garden and study with views to the front.

On the first floor the delightful gallery landing leads to the master suite complete with dressing room, ensuite and fitted wardrobes. Also accessed via the landing are the family bathroom and four more double bedrooms.

Externally the generous driveway to the front has space for multiple cars and to the rear, the private garden with a pleasant patio area, large area laid to lawn and garden shed.

The property is situated close to local amenities, bus routes, good schools, train stations and motorway links.

**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: C**







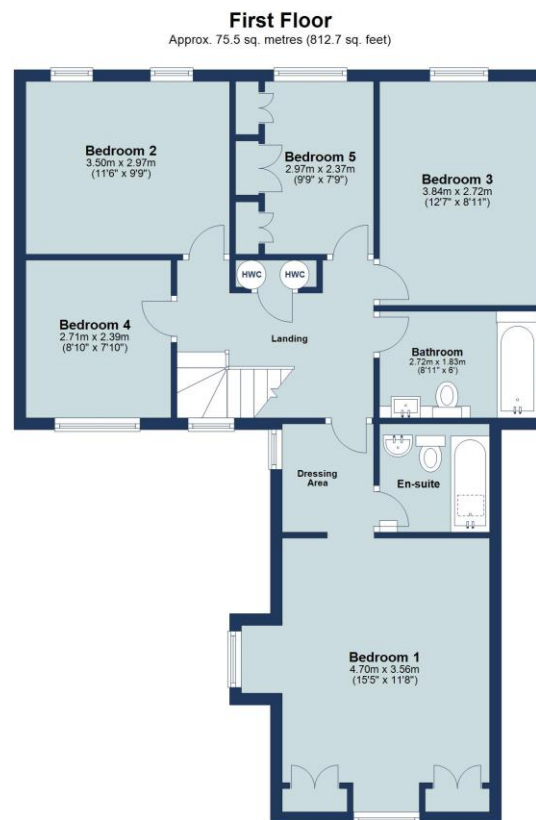












Total area: approx. 164.3 sq. metres (1768.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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