



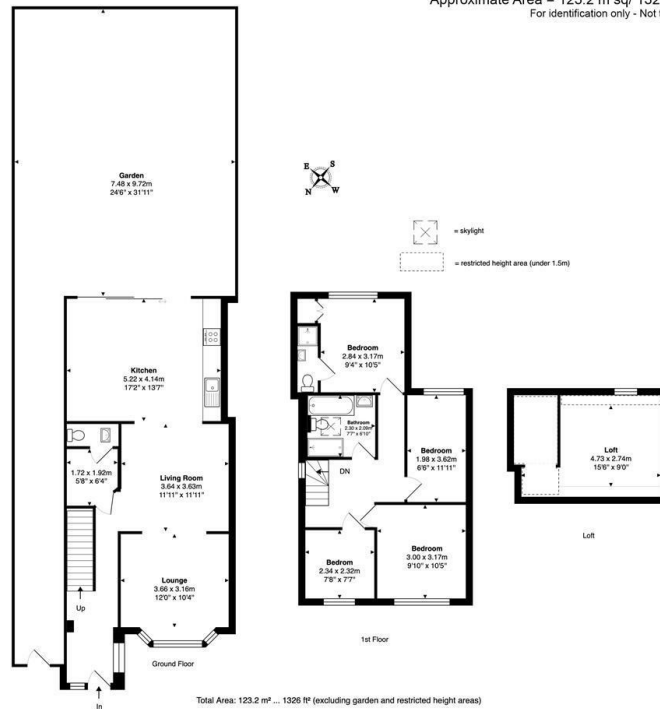
Park Street Lane, Park Street

Asking price £725,000

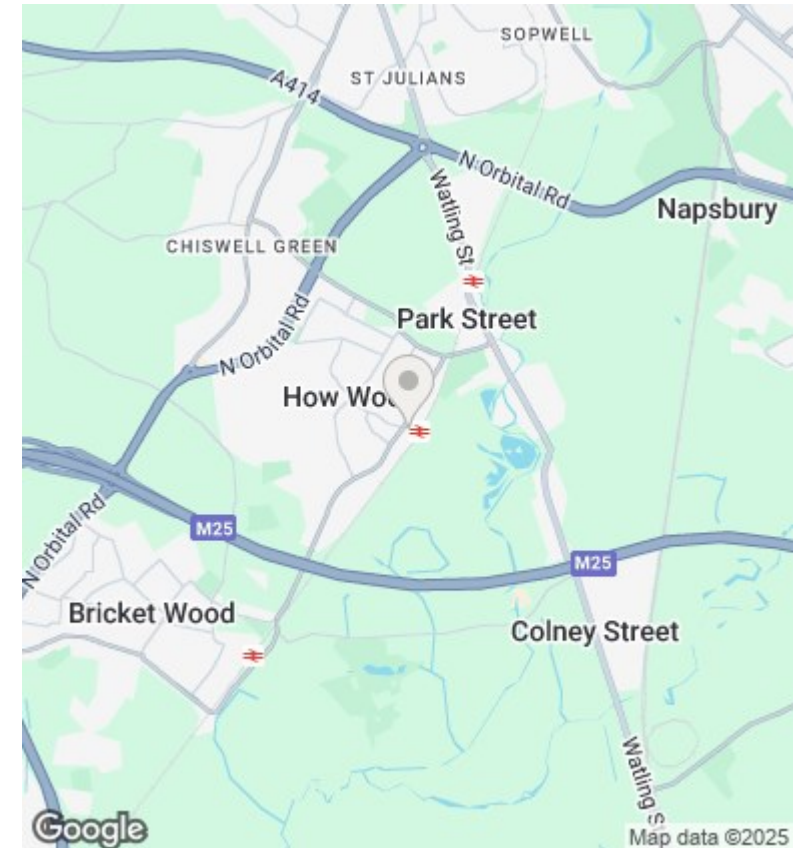
- 1,326 sq. ft Freehold
- Open plan living space
- Utility room/guest WC
- Spec to extend into loft space (subject to planning)
- 4 Bedroom semi detached house
- Ultra modern new kitchen with ample storage
- Landscaped rear garden
- Family Bathroom – Master Ensuite
- Large driveway for 4 cars*
- Fully by folding doors onto rear patio area

Park Street Lane, AL2

Approximate Area = 123.2 m sq/ 1326 ft sq
For identification only - Not to scale



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS). Restricted. The plan is for general guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



Directions

This well presented family home is conveniently located for easy access to excellent local amenities, including two infant/junior schools, a comprehensive shopping parade, How Wood station, and is just a short drive to the M25/M1 and Radlett's Thames link station.

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	