

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Garage & Driveway

 EPC Band C

Freehold

Council Tax Band:
F £3,386.39 (2025/2026)

Local Authority:
St Albans City & District Council



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Old Orchard, Park Street, St Albans, AL2 2QB
Guide price of £725,000

Three-bedroom detached family home near Park Street station and St Albans City centre. No onward chain.

Description

Nestled in a quiet turning in the sought-after village of Park Street, this well-balanced three-bedroom detached family home offers spacious and versatile living throughout. Originally built with four bedrooms, this charming home could easily be converted back to its original footprint. The ground floor boasts a generous living room with a bay window and dual aspect, filling the space with natural light. A well-appointed kitchen provides ample storage and side access, while the separate dining room features French doors to the rear garden. A guest WC completes the ground floor accommodation. Upstairs, three well-proportioned bedrooms are served by a spacious four-piece family bathroom. The principal bedroom impresses with built-in storage and a bright, airy feel. Externally, the home benefits from a gravel driveway offering off-road parking for three vehicles and a garage. The rear garden is laid mainly to lawn with a patio area. Being sold with no onward chain.

Location

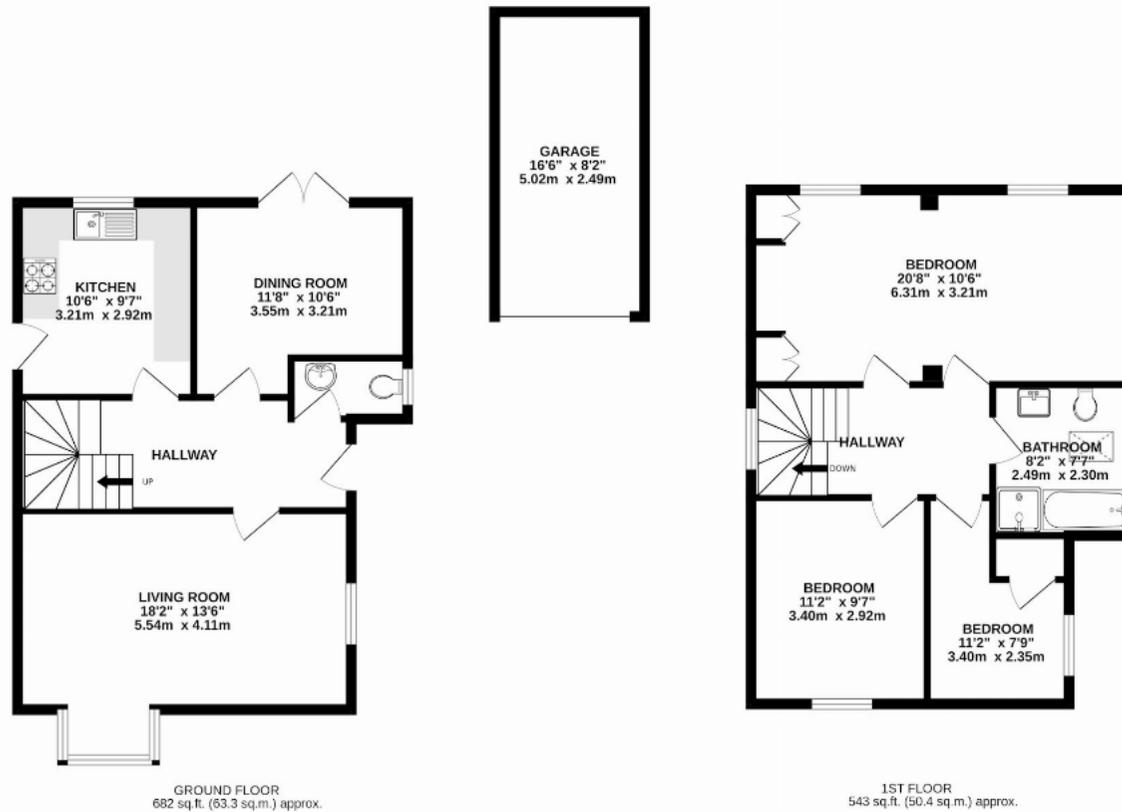
Old Orchard is in Park Street village, near St Albans. Close to How Wood shops, top schools, and buses to St Albans/Watford. Park Street station links to Watford Junction and Euston. Surrounded by countryside and parks, with M1 and M25 nearby.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.

TOTAL FLOOR AREA : 1224 sq.ft. (113.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.