



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Detached Garage & Off-Street Parking



South-East Facing



EPC Band D

Council Tax

Band F  
- £3,386.39 2025/2026

Local Authority  
St Albans District Council





## Penn Road, Park Street, St Albans, AL2 2QT

A four bedroom home offering exciting potential for improvement. This already spacious detached property occupies a generous plot and is being marketed with planning approval secured for work to create a substantial detached home.

### Description

This attractive detached house has spacious accommodation arranged over two floors and we are pleased to advise that its current owner has obtained planning approval for work which permits either the extension of the existing building or the construction of a completely new six-bedroom, three reception room detached property with en-suites to all bedrooms. The house is set back from the road on a lovely plot and has a gravel driveway to the front with parking for several vehicles, which leads past a detached garage, through the landscaped gardens and to the front door. The spacious entrance hall gives access to a double bedroom and useful study, and it leads beyond the staircase through to an impressive triple aspect reception room which has glazed doors to the garden and a door to a further double bedroom at the front of the property. The contemporary kitchen is a bright space with plenty of storage and several integrated appliances, there is a utility room beyond, and there is a bathroom on the ground floor with separate bath and shower reached from the hall. There are two further double bedrooms on the first floor, both with excellent eaves storage and they both have use of a shower room accessed from the landing. The property also benefits from a ventilation and air purification system throughout which is powered by solar panels on the roof. The pretty rear garden is south-east facing and has been designed to provide a paved seating area with pergola close to the house with a lawn beyond. With well stocked planted beds and several mature shrubs and trees it provides a lovely space in which to relax.

Note: Please see St Albans City and District Council Planning Portal planning refs: 5/2025/0829 and 5/2024/0986 for details of approved proposals relating to the property.

### Location

Penn Road is positioned off Tippendell Lane and is conveniently located, with a local parade of shops and two primary schools within easy reach. the area proves popular with commuters requiring access to the surrounding links to motorway networks, or to the mainline stations of Watford, St Albans or Radlett.

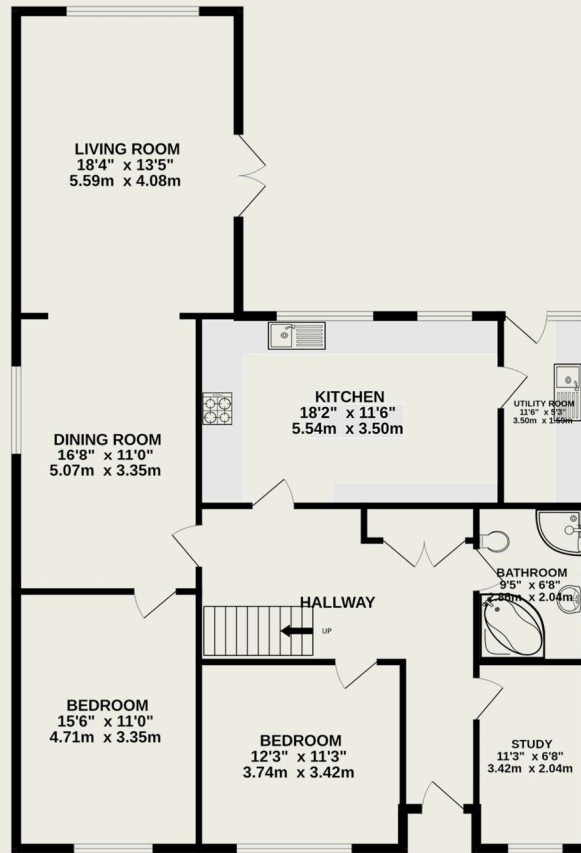




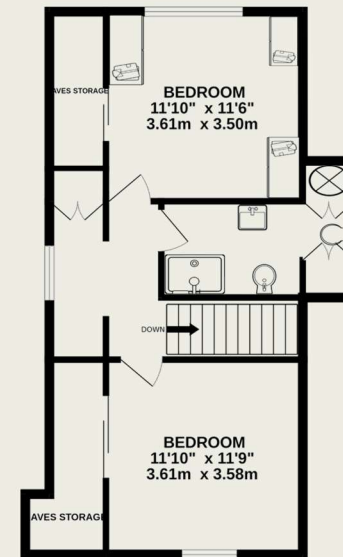


**Important Information**

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 2021 equated to £48.36 per referral.



GROUND FLOOR  
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

TOTAL FLOOR AREA: 1869 sq.ft. (173.6 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