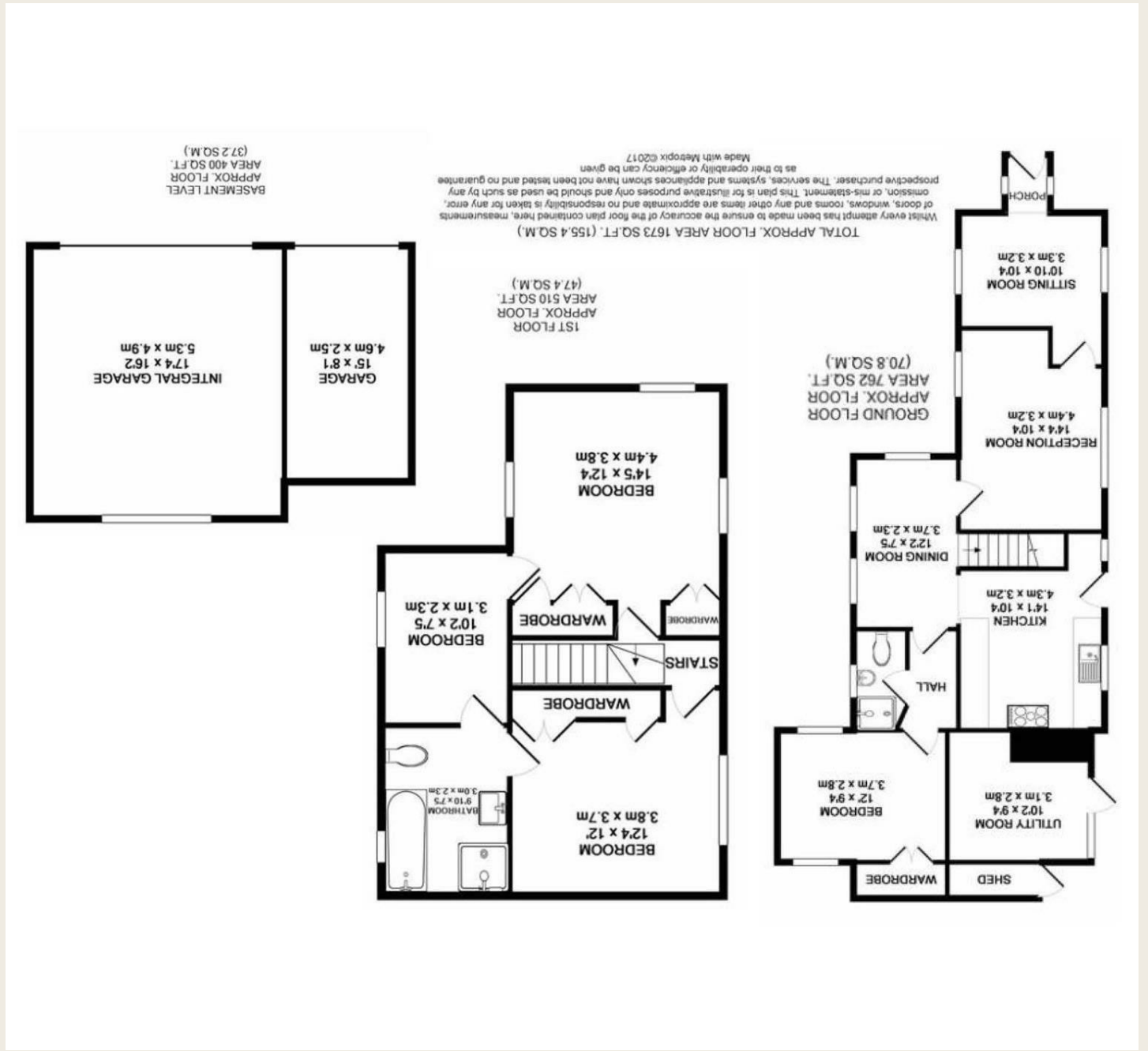
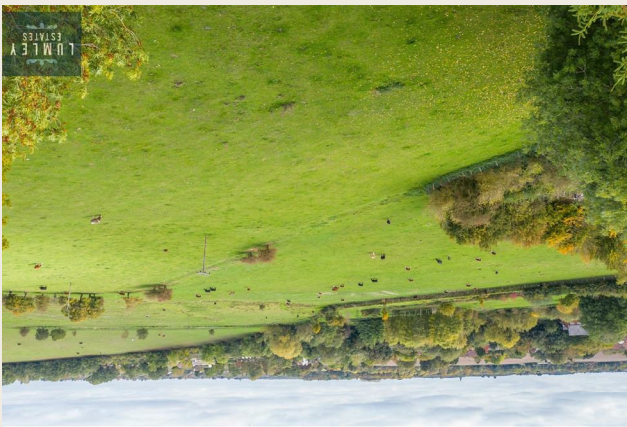


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



LUMLEY ESTATES



Burydell Lane, St. Albans  
 Freehold

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**Burydell Lane**  
**St. Albans**  
**Hertfordshire AL2 2PQ**



Toll Cottage is a wonderful Grade II listed cottage which is full of character and charm, sitting on a mature plot of approx 0.78 of an acre at the end of a cul-de-sac located in the village of Park Street, between Radlett to the south and St Albans to the north, the property is surrounded by greenery and woodland with Park Street station just a short stroll away.

Comprising many period features including; timber beams throughout the property, exposed brickwork and asymmetrical doorways.

On the ground floor, there is a reception room with an original brick inglenook fireplace now home to a wood burning stove, a further sitting room, a fully fitted kitchen which benefits from granite worktops and a range style cooker, dining room, utility room ground floor double bedroom and shower room.

The first floor houses both the master and second bedrooms which have the benefit of fitted wardrobes, the master with windows on three sides taking in the attractive gardens and grounds surrounding the property, further bedroom 3/dressing room and a family bathroom with a separate shower cubicle.

Externally there is a drive leading to a large triple garage and ample parking which offers potential to widen top of driveway for more extra off street parking, there is a beautiful formal garden to the rear of the property which leads to a larger lawned area, ideal for a children's play area which is surrounded by mature trees, farmers fields and open countryside.

