



3 Bedrooms



1 Bathroom + WC



1 Reception Room



Garage En-Bloc



Private Rear Garden



EPC Band C

Council Tax

Band: E £2,865.41 (2025/2026)

Local Authority

St Albans City & District
Council



The Danes, Park Street, St Albans, AL2 2AY
Guide Price £500,000 Freehold

The Danes, Park Street, St Albans, AL2 2AY

An extremely attractive three bedroom family home with garage en-bloc and potential to extend and improve (subject to the necessary planning permissions). This charming property is positioned within a popular cul-de-sac and just a short walk from How Wood train station.

- 🏡 Well Presented Family Home Arranged Over Two Floors
- 🏡 Quiet Cul-de-Sac Location
- 🏡 Exciting Potential to Extend/Improve (STPP)
- 🏡 Garage En-Bloc
- 🏡 Three Bedrooms
- 🏡 No Onward Chain
- 🏡 Close to Local Amenities, Transport Networks & Popular Schooling

Description

Offered to the market with no onward chain, this lovely home is accessed via a pretty front garden and the accommodation includes an entrance hall, a useful downstairs WC, a light and airy living room with bay window to the front and an open-plan kitchen/dining room with French doors overlooking the rear garden.

To the first floor the principal bedroom has built-in wardrobes and the two further good size bedrooms are all serviced by a family bathroom.

To the rear you have the benefit of a garage en-bloc and a private rear garden with patio which is laid to lawn with flower borders and mature trees and shrubs. The garden also has a gate onto another section of land that is owned by British Railways, but the family have enjoyed use of this for many years.

Location

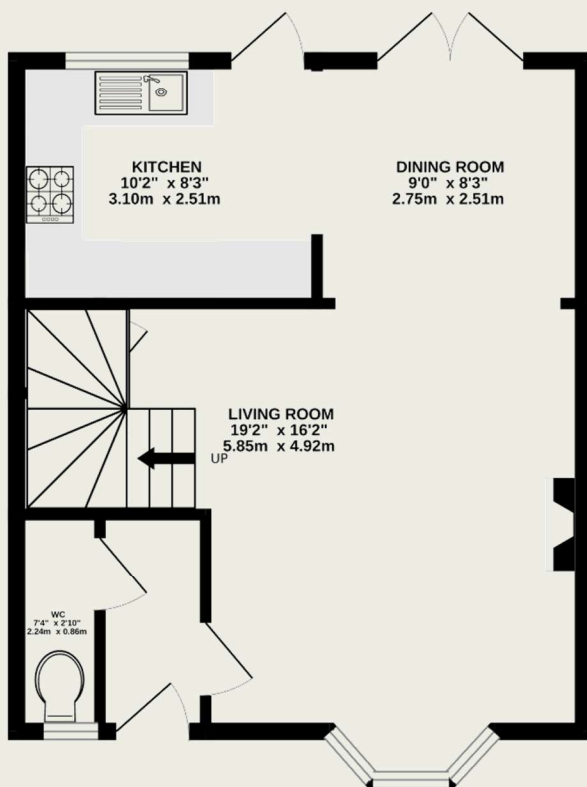
The Danes is a popular cul-de-sac which provides easy access to Park Street's local amenities, How Wood train station and various motorway links and is also within close proximity to How Wood school.



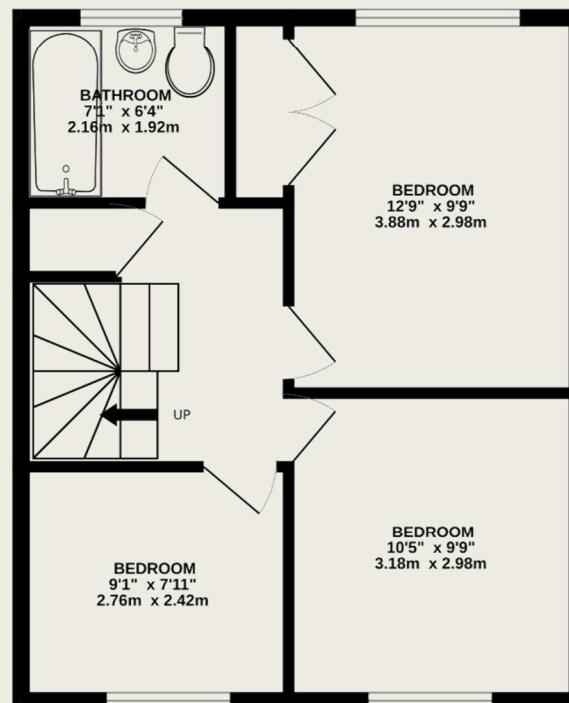


Important Information

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
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

TOTAL FLOOR AREA : 876 sq.ft. (81.4 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