



3 Bedrooms



1 Bath/Shower Room + WC



1 Reception Rooms



Off Street



Private Garden



EPC Band C

Council Tax

Band E

- £2,758.72 25/26

Local Authority

St Albans District Council



Ringway Road, Park Street, St Albans, AL2  
Guide Price £575,000 Freehold



# Ringway Road, Park Street, St Albans, AL2

A bright semi-detached home with off street parking. This three bedroom property enjoys a quiet cul-de-sac location and offers scope for extension subject to the usual consents.

- ⬆ Cul de sac location
- ⬆ Scope to extend STPP
- ⬆ EV charger
- ⬆ Local shops
- ⬆ Refitted bathroom
- ⬆ Village South of St Albans
- ⬆ Conservatory

## Description

This semi detached home has been well maintained by the current owner and is very well presented throughout. Set back from the road, the house has a bloc paved driveway providing off street parking with an EV charger. The ground floor is configured to create a lovely open plan reception room with plenty of space for both living and dining furniture and plenty of natural light coming through large floor to ceiling windows at the front. There is a useful WC close to the entrance and towards the rear, there is a smart kitchen, recently refitted with plenty of storage and a door giving access to the garden. A bright conservatory completes the ground floor layout.

Upstairs there are three bedrooms, two of which are doubles and the largest of which has fitted storage, and they all have use of a refitted and fully tiled bathroom.

The rear garden is a great size, and may offer scope for extension to the rear. It has been landscaped to create a paved seating area close to the house, with a lawn and planted beds to the side. A gate to the side of the house gives direct access to the front.

## Location

Park Street village is to the south of St Albans and is serviced with local shops, amenities and schooling, as well as a railway station offering connecting services to London. Excellent motorway links are nearby, and both St Albans and Radlett are a short drive away.

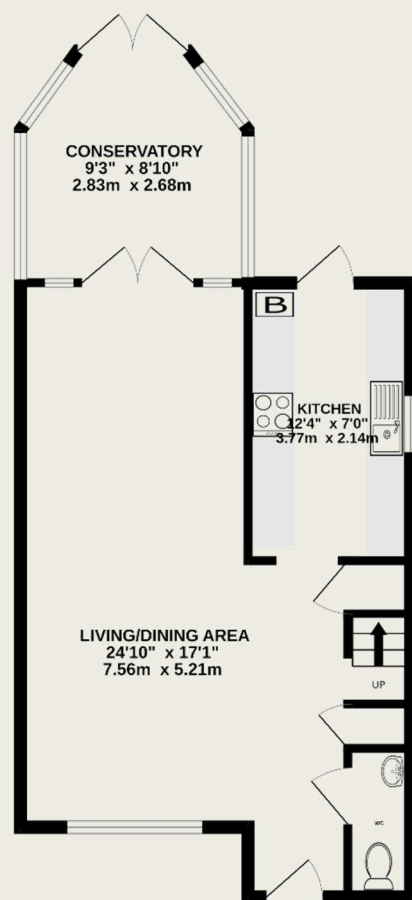






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GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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