

for sale

offers in excess of **£450,000** Freehold



Alder Close Park Street St. Albans AL2 2RR

A well-presented 3 bedroom family house set on a cul-de-sac turning in the heart of How Wood and benefiting from off street parking for 2 cars, 2 receptions plus a kitchen diner, summer house (split into 2 rooms) and ground floor WC.



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Property Details

Lounge 17' 8" x 15' 6" (5.38m x 4.72m)

Wood floor.

Reception Room Two 16' x 8' 8" (4.88m x 2.64m)

Skylight, double doors

Kitchen 12' 11" x 11' 7" (3.94m x 3.53m)

Summer House

Split into 2 rooms.

Summer Room Den 8' x 7' 10" (2.44m x 2.39m)

Utility 11' 3" x 5' 5" (3.43m x 1.65m)

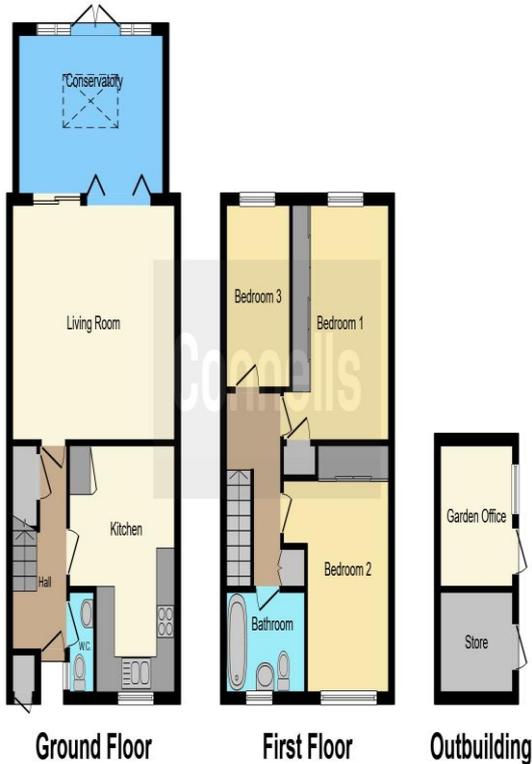
Bedroom One 13' 8" x 9' 3" (4.17m x 2.82m)

Bedroom Two 13' x 10' 5" (3.96m x 3.17m)

Bedroom Three 10' 1" x 7' 3" (3.07m x 2.21m)

Bathroom 8' 1" x 5' 3" (2.46m x 1.60m)

Garden



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

Tenure: Freehold

EPC Rating: C

Property Ref: STA316080 - 0010

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