



Connells

How Wood
Park Street St. Albans

How Wood Park Street St. Albans AL2 2RW

for sale offers in excess of
£485,000



Property Description

Step inside and you'll immediately feel the warmth and character - from the inviting entrance hall to the bright, spacious living areas that flow effortlessly into the garden. The generous windows fill the home with natural light, while the modern kitchen/breakfast room provides a practical and sociable hub for family life.

Upstairs, you'll find well-proportioned bedrooms, a bathroom and a separate WC.

Outside, the generous sized rear garden has been well kept and is perfect for entertaining, summer barbecues or simply enjoying the sunshine. The property then further benefits from a detached garage which is situated conveniently at the rear of the garden.

Located in a peaceful residential spot surrounded by greenery, yet within easy reach of local schools, shops and excellent transport links - this home truly offers the best of both worlds. Viewing comes highly recommended.

Entrance Hallway

Sitting Room

18' 3" x 11' 4" Max (5.56m x 3.45m Max)

Kitchen/Breakfast Room

10' 8" x 9' 8" (3.25m x 2.95m)

First Floor Landing

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

Bedroom Two

11' 4" x 6' 8" (3.45m x 2.03m)

Bedroom Three

10' 1" x 6' 8" Max (3.07m x 2.03m Max)

Bathroom

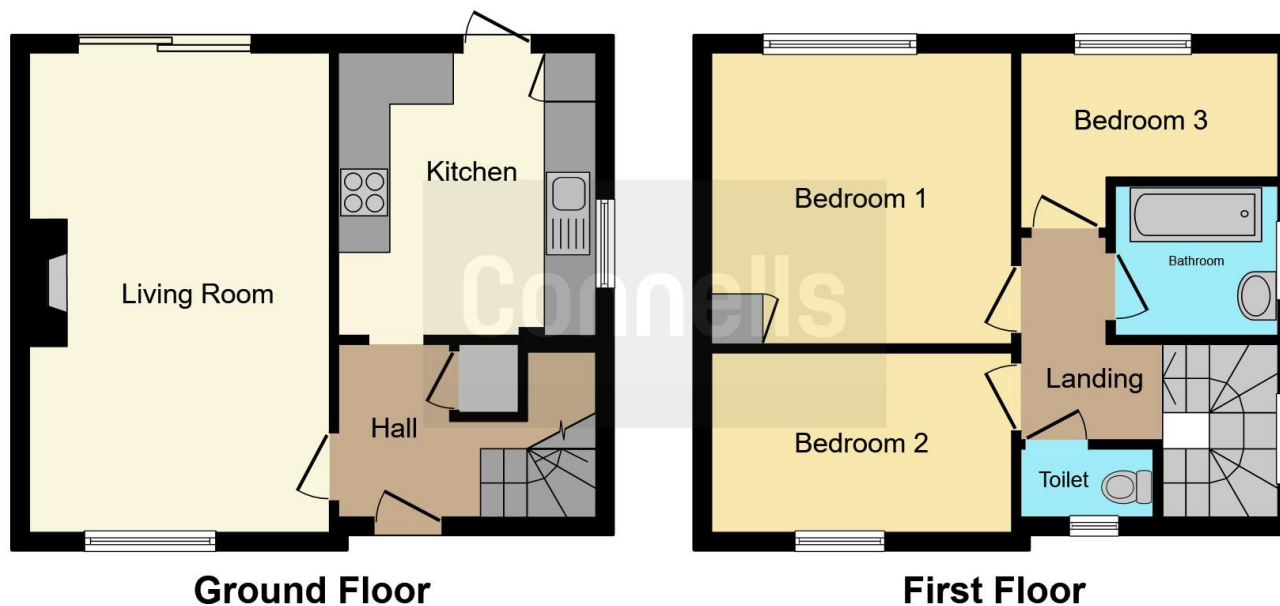
6' 2" x 5' 5" (1.88m x 1.65m)

Wc









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.focalagent.com

To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STA317258



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