



Connells

Hazel Road
Park Street St. Albans

Hazel Road
Park Street St. Albans AL2 2AJ

for sale offers in excess of
£525,000



We are delighted to offer to the market, this two-bedroom semi-detached chain free bungalow which is set on a desirable cul de sac in the heart of Park Street. The property is set well back from the road and has off street parking as well as a double length garage. There is an entrance porch leading into the hallway with doors off to all rooms, access to the loft and an airing cupboard. There is a good-sized living room with double glazed sliding patio doors to rear garden and gas coal effect fireplace. The dining room is set to the front of the property and has a bay window. Bedroom one is a double and has a range of fitted wardrobes and is set to the front and bedroom 2 also has fitted wardrobes and is set to the side of the property. The fitted kitchen comprises wall and base mounted units, one and a half stainless steel sink and drainer with mixer taps over, integrated fridge and freezer, electric hob with extractor fan and fan assisted oven. There is a double-glazed window and door to the rear garden. The bathroom comprises a panelled bath with mixer taps and separate shower over, low flush WC, pedestal wash hand basin, tiled walls and frosted double glazed window to rear aspect. The rear garden is private and has a patio to both ends, which is great for entertaining. The double length garage can also be accessed from the rear garden and has potential to convert to a gym or home office.

Entrance Porch & Hallway

Living Room

16' max x 10' max (4.88m max x 3.05m max)

Dining Room

11' 8" max x 12' 9" max (3.56m max x 3.89m max)

Kitchen

10' max x 9' max (3.05m max x 2.74m max)

Bedroom One

10' 9" max x 10' max (3.28m max x 3.05m max)

Bedroom Two

11' max x 7' 9" max (3.35m max x 2.36m max)

Bathroom





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

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EPC Rating: D

view this property online connells.co.uk/Property/STA316445



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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