



5 Balmoral Close, Park Street, St. Albans, AL2 2AF

Guide Price £775,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Sought After Location
- Detached Family Home
- Four Bedrooms
- En Suite To Master Bedroom
- Family Bathroom
- Office
- Utility Room
- Downstairs WC
- Garage
- Council Tax Band G

NO UPPER CHAIN Situated in a popular and sought after location within Park Street, St Albans, this four bedroom detached property is the ideal family home.

The property begins with a welcoming entrance hallway, the generous sized sitting room overlooks the front aspect of the home and flows into a separate dining room perfect for entertaining. There is a fully functional fitted kitchen with ample eye and base level units and has the added benefit of a utility room. Positioned to the front of the property is an office useful for homeworkers. Completing the ground floor is a downstairs WC.

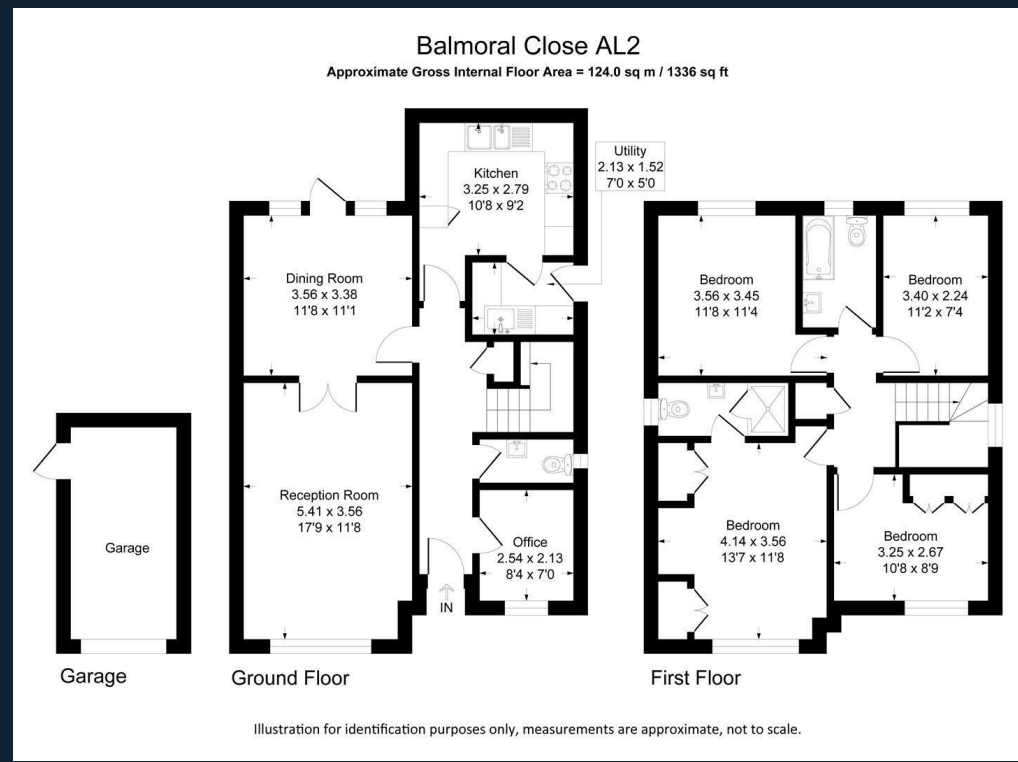


To the first floor, there are four bedrooms. Two of which offer built in wardrobe space, the master bedroom boasts its own en suite shower room. Completing the accommodation is a three piece family bathroom.

Outside, the rear garden comes manly laid to lawn with a patio area making it the perfect space for those summer months. There is a garage accessed by own driveway which can provide extra storage. The front of the property has an easy maintainable frontage and has off street parking for multiple vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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