



26 Old Orchard, Park Street, St. Albans, Hertfordshire, AL2 2QB

Guide Price £750,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Council Tax Band F
- Detached Home
- Four Bedrooms
- Downstairs WC
- Landscaped Rear Garden
- Ample Off Street Parking
- Double Garage
- 5 Minute Walk To Park Street Station

****NO UPPER CHAIN**** Positioned in a very sought after and popular close, this four bedroom detached property is the ideal family home.

The property begins with a welcoming entrance hallway, there is a generous and light filled sitting room measuring 18'11x18'1 which gives access out to the rear garden. The fully functional fitted kitchen has ample eye and base level units. In addition there is a separate dining room ideal for entertaining. Completing the ground floor is a downstairs WC.

To the first floor, there are four good sized bedrooms on offer, all of which provide built in wardrobe space. Completing the accommodation is a four piece family bathroom.

Outside, the landscaped rear garden comes mainly laid to lawn with a patio area perfect for those summer months. The front of the home also offers a small low maintenance garden. Another benefit to the property is a double garage accessed by own driveway offering ample off street parking and storage.

Viewings strictly by appointment through Carter Hayward on 01923 682888.







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Old Orchard

Approximate Gross Internal Floor Area = 128.0 sq m / 1378 sq ft

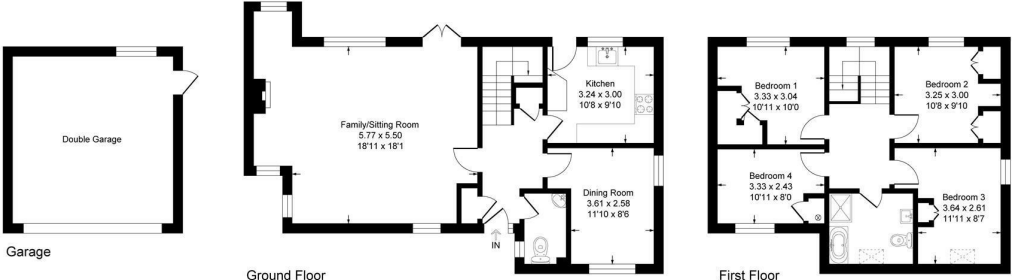


Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		