



25a How Wood, Park Street, St. Albans, AL2 2QY

Guide Price £485,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Town House
- Four Bedrooms
- Spacious Accommodation
- Kitchen/Diner
- Off Street Parking To The Rear
- Garden Frontage
- Communal Garden
- Unique Home

Carter Hayward are delighted to present to the market this spacious and very unique town house, situated in a popular and convenient location.

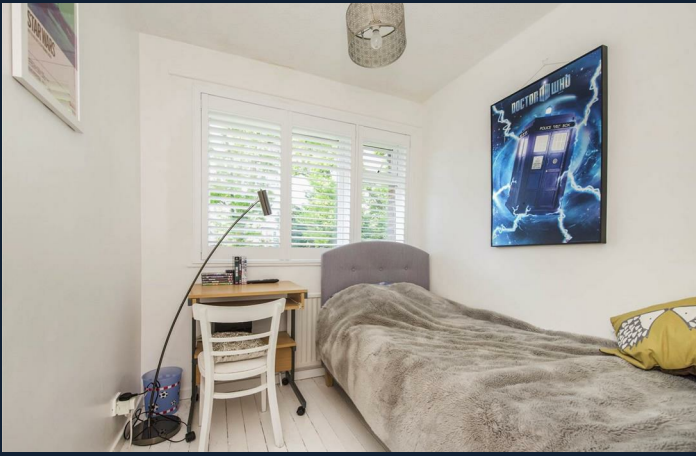
The property begins with stairs leading up to the accommodation, which offers a generous sized lounge overlooking the gardens. Furthermore, there is a large fully functioning kitchen/diner which completes the first floor.



On the second floor there are three bedrooms, the two larger bedrooms offer built-in wardrobes. Finally and completing the accommodation is a three-piece family bathroom.

Outside the property offers a private front garden and access to a large communal garden. To the rear of the property there is off-street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





How Wood Park Street St. Albans AL2

Approximate Gross Internal Floor Area = 124.8 sq m / 1343 sq ft

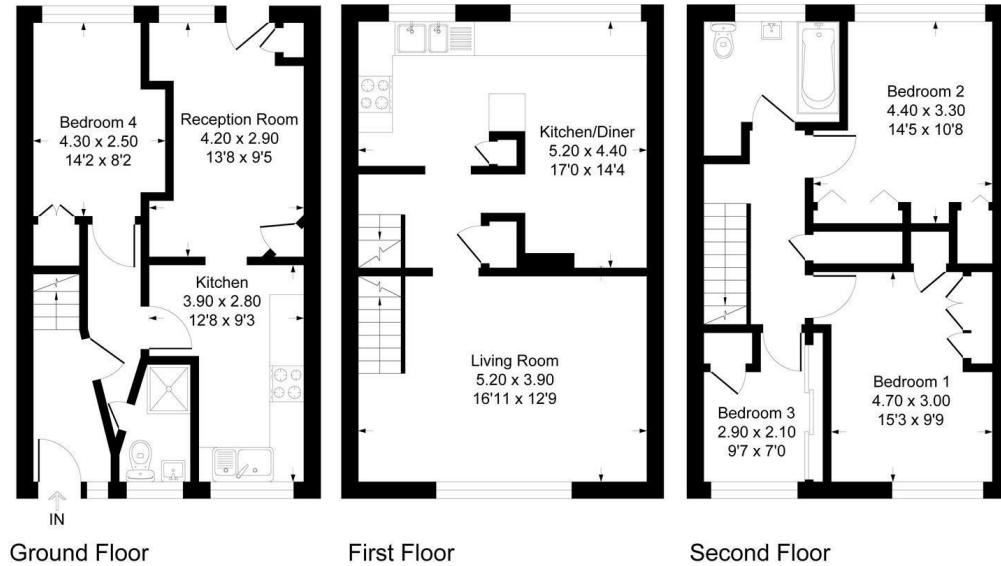


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		74	85
	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

119 Oakwood Road, Bricket Wood, St Albans, Hertfordshire, AL2 3QB
01923 682 888 sales@carterhayward.co.uk

www.carterhayward.co.uk