



17a Penn Road, Park Street, St. Albans, Hertfordshire, AL2 2QT

Guide Price £799,950

CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Sought After Location
- Close To Local Amenities
- Detached Family Home
- Three Bedrooms
- Utility Room
- Downstairs WC
- Storeroom
- Ample Off Street Parking
- Council Tax Band F

Located in a popular and friendly neighbourhood within Park Street, St Albans. This three bedroom detached family home is ideal for upsizers.



The property begins with an entrance hallway with doors leading to all rooms, there is a cosy sitting room positioned to the front of the home, the spacious family/dining room overlooks the rear garden and is perfect for entertaining.

The modern fitted and well appointed kitchen gives direct access to the garden. Completing the ground floor is the added benefit of a utility room and downstairs WC.

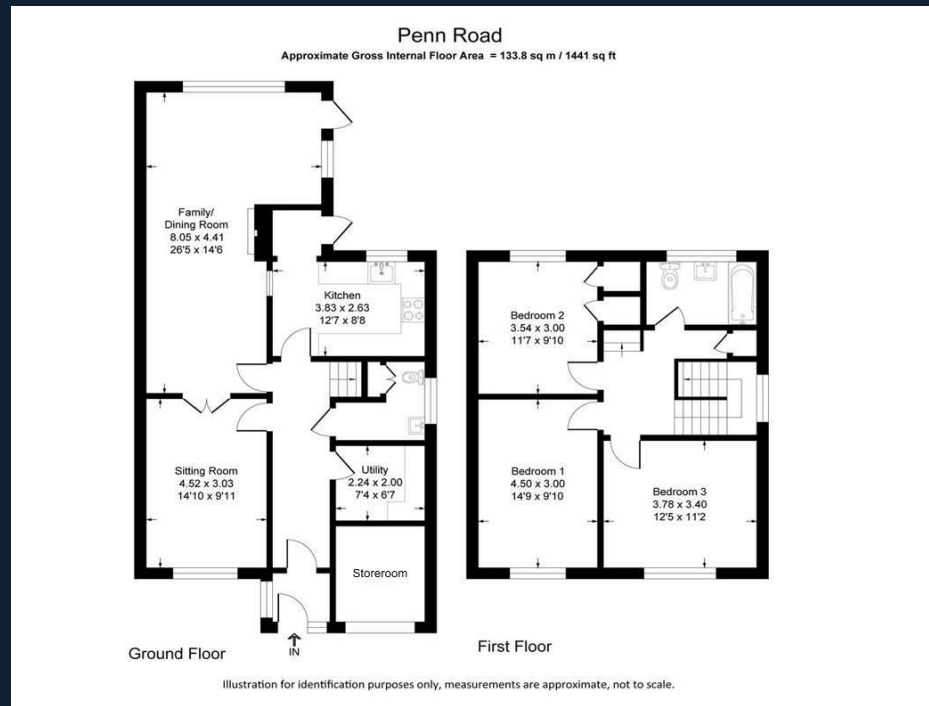
On the first floor, there are three excellent sized double bedrooms, of which bedroom two offering built in wardrobe space. An added benefit to the home is a loft room which has the potential of being converted fully into a loft conversion STPP. Finally, there is a three piece family bathroom.

Outside, the rear garden comes laid to lawn with a raised patio area ideal when spending time outside in the summer months. There are two side access points leading out to the front of the home offering off street parking for up to two vehicles.

Viewings by appointment through Carter Hayward on 01923 682 888.







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119 Oakwood Road
Bricket Wood
St Albans
AL2 3QB

Tel: 01923 682 888
sales@carterhayward.co.uk
www.carterhayward.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
68	78		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	