



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



189 PARK STREET LANE, PARK STREET, ST. ALBANS, HERTFORDSHIRE, AL2 2BA

GUIDE PRICE £765,000



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189 Park Street Lane, Park Street, St. Albans, Hertfordshire, AL2 2BA

Situated in the highly sought-after area of Park Street Lane, St. Albans, this charming detached bungalow presents an exceptional opportunity for families seeking comfort and convenience. Spanning an impressive 1,231 square feet, the property boasts four well-proportioned bedrooms and two bathrooms, making it ideal for family living.

Upon entering, you are greeted by a generous sitting room that invites relaxation and social gatherings. The spacious kitchen and dining room provide an excellent space for family meals and entertaining guests. The property is further enhanced by a delightful rear garden, predominantly laid to lawn, offering the ideal space for the summer months.

In addition to the main living space, the bungalow features a self-contained annex, complete with its own kitchen, bedroom, and bathroom. This versatile space is perfect for accommodating guests, providing a private area.

Parking is a breeze with ample space several vehicles a rare find in such a desirable location. The property is conveniently situated close to local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for families and commuters alike.

This delightful bungalow combines spacious living accommodation, all within a vibrant community. Do not miss the chance to make this wonderful property your new home.



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- Popular & Sought After Location
 - Detached Bungalow
 - Four Bedrooms
 - Two Bathrooms
- Generous Sized Rear Garden
- Separate Annex with Kitchen & Bedroom
 - Local Amenities Available
- Close Proximity to Well Regarded Schools
 - Good Road Links
 - Council Tax Band



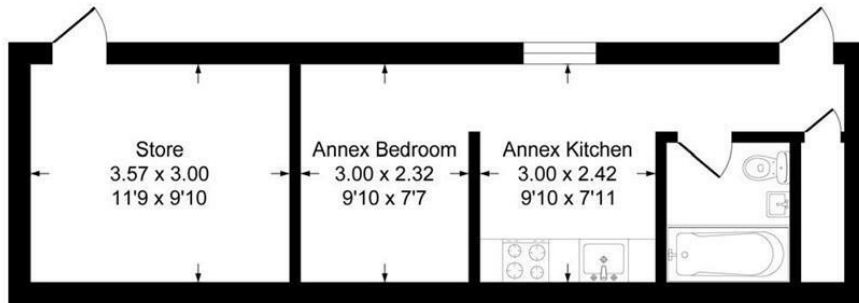




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Park Street

Approximate Gross Internal Floor Area = 114.36 sq m / 1231 sq ft
 Annex Area = 33.63 sq m / 362 sq ft
 Total Area = 147.99 sq m / 1593 sq ft



Annex

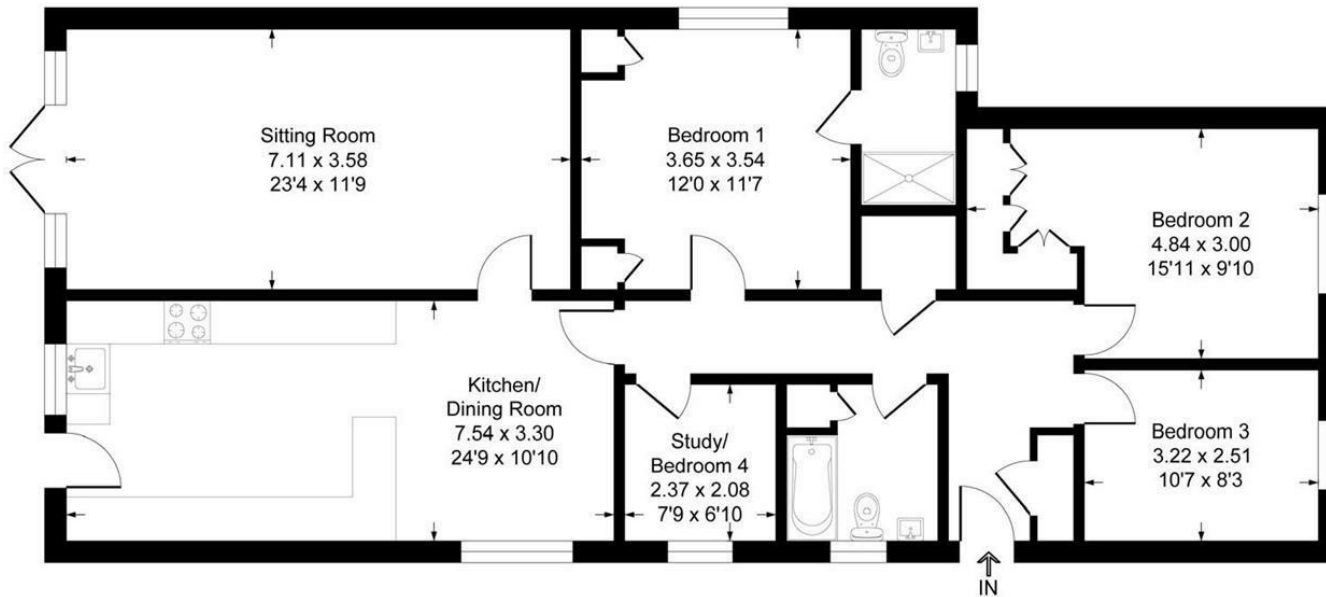


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|----------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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