



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



1A BIRCHWOOD WAY, PARK STREET, ST. ALBANS, AL2 2SE

GUIDE PRICE £850,000





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1a Birchwood Way, Park Street, St. Albans, AL2 2SE

Welcome to Birchwood Way, Park Street, St. Albans - a stunning detached house that offers a perfect blend of comfort and style. This property boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across 1,634 sq ft of living space.

Situated in a popular and sought-after location, this house is ideal for those looking for spacious accommodation. The generous sized sitting room is a highlight, featuring bi-fold windows that open up to the beautiful rear garden, bringing the outdoors in.

The separate dining room provides a perfect setting for hosting gatherings. The kitchen/breakfast room is ideal for family meals, while the utility room adds convenience to daily chores. A downstairs bathroom adds to the practicality of this home.

Upstairs, the main bedroom boasts a three-piece en suite, offering a touch of luxury. Three additional bedrooms and a family bathroom ensure that there is ample space for the whole family to unwind and relax.

Outside, the rear garden is laid to lawn with a lovely patio area where you can enjoy al fresco dining or simply bask in the sun. With parking for multiple vehicles, convenience is at the forefront of this property.

Located close to local shops and well-regarded schools, this house offers not just a beautiful living space but also a vibrant community to be a part of. With good road links, commuting is made easy for those who need to travel.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and step into the lifestyle you've been dreaming of.



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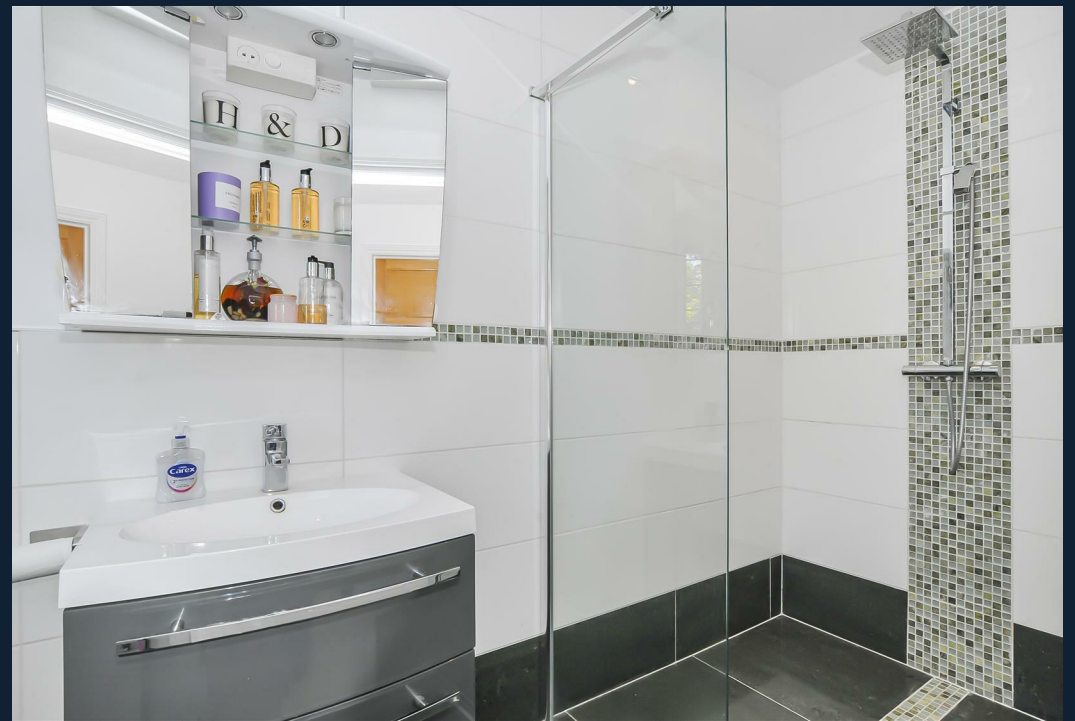
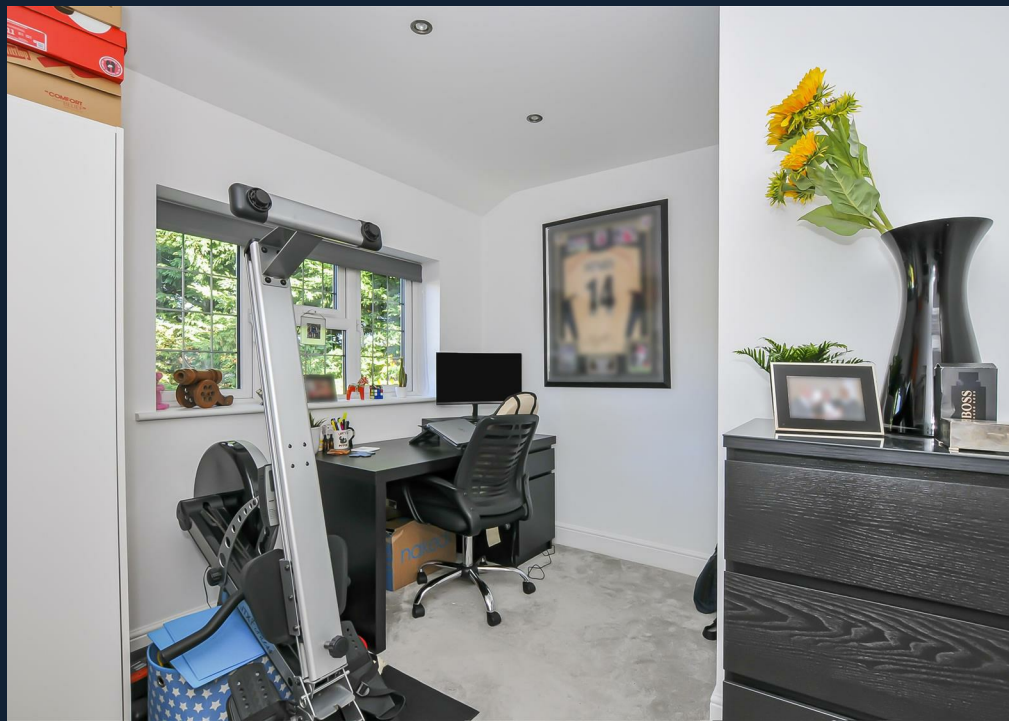




- Popular & Sought After Location
  - Detached Family Home
  - Four Bedrooms
- En Suite To Master Bedroom
- Spacious Accommodation
  - Utility Room
  - Downstairs Bathroom
- Close Proximity To Local Amenities
  - Good Road Links
  - Council Tax Band F











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## Birchwood Way

Approximate Gross Internal Floor Area = 151.8 sq m / 1634 sq ft

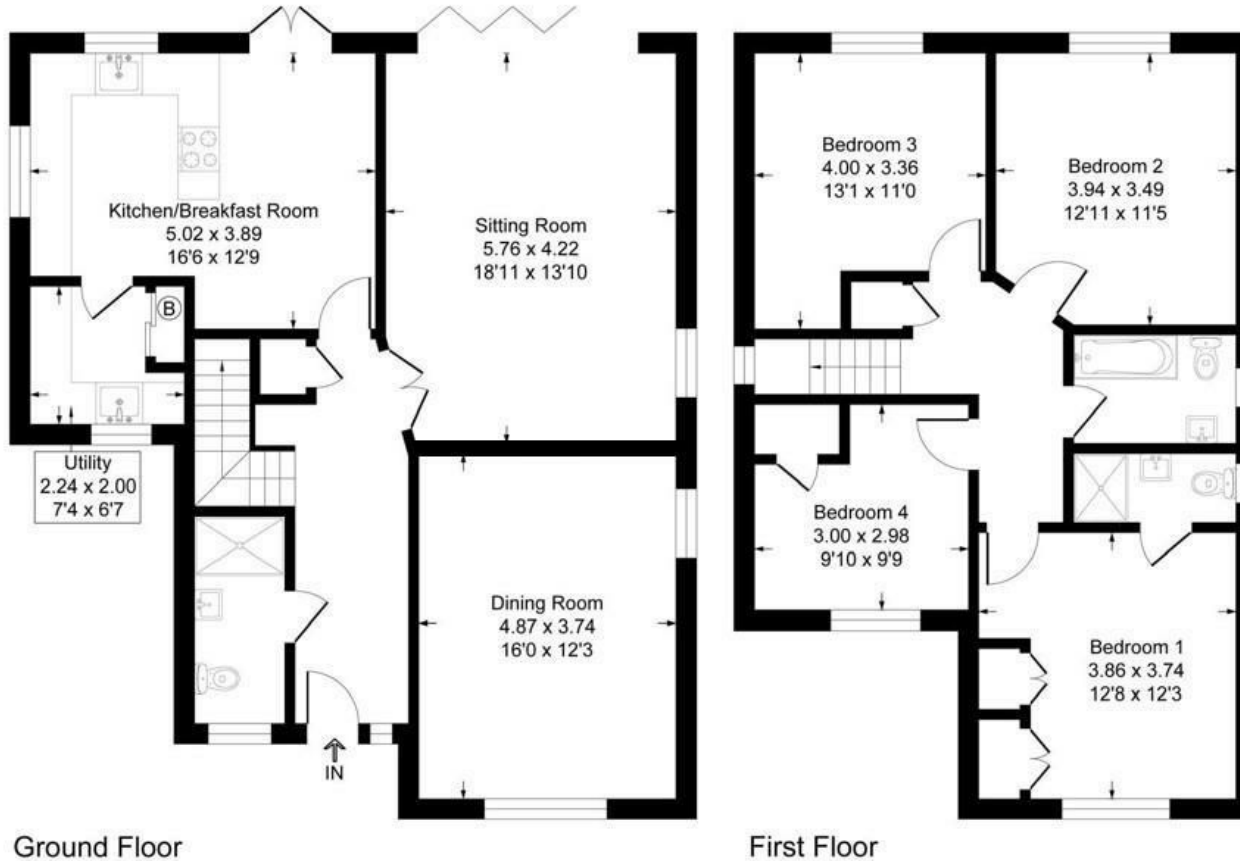



Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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