



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



61 SPOONERS DRIVE, PARK STREET, ST. ALBANS, AL2 2HW

GUIDE PRICE £530,000





CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



61 Spooners Drive, Park Street, St. Albans, AL2 2HW

Nestled in the desirable area of Park Street, St. Albans, this charming semi-detached bungalow on Spooners Drive offers a delightful blend of comfort and convenience. Spanning an impressive 758 square feet, the property features two well-proportioned bedrooms, a welcoming reception room, and a functional kitchen, making it an ideal home for small families or those seeking a peaceful retreat.

The bungalow boasts a well-appointed bathroom and a garage, providing ample storage and parking options. With off-street parking available for multiple vehicles, you will never have to worry about finding a space. The rear garden is predominantly laid to lawn and bordered by bushes, creating a serene outdoor space perfect for relaxation or entertaining. A large patio area complements the garden, offering an excellent spot for al fresco dining during the warmer months.

Situated in a popular and sought-after location, this property is in close proximity to local amenities, ensuring that everyday conveniences are just a stone's throw away. Additionally, the area is well-connected by good road links, making commuting and exploring the surrounding regions a breeze.

This semi-detached bungalow presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the tranquillity of suburban living, in addition the property sits on a generous sized plot giving any would be buyer potential for further expansion STPP. With its appealing features and prime location, this property is not to be missed.



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS





- Popular & Sought After Location
  - Semi Detached Bungalow
    - Two Bedrooms
    - Reception Room
    - Garage
    - Off Street Parking
- Close Proximity to Local Amenities
  - Good Road Links
  - Council Tax Band E
- Potential For Further Expansion STPP



## Spooners Drive AL2

Approximate Gross Internal Floor Area = 70.4 sq m / 758 sq ft

Garage Area = 15.0 sq m / 162 sq ft

Total Area = 85.4 sq m / 920 sq ft

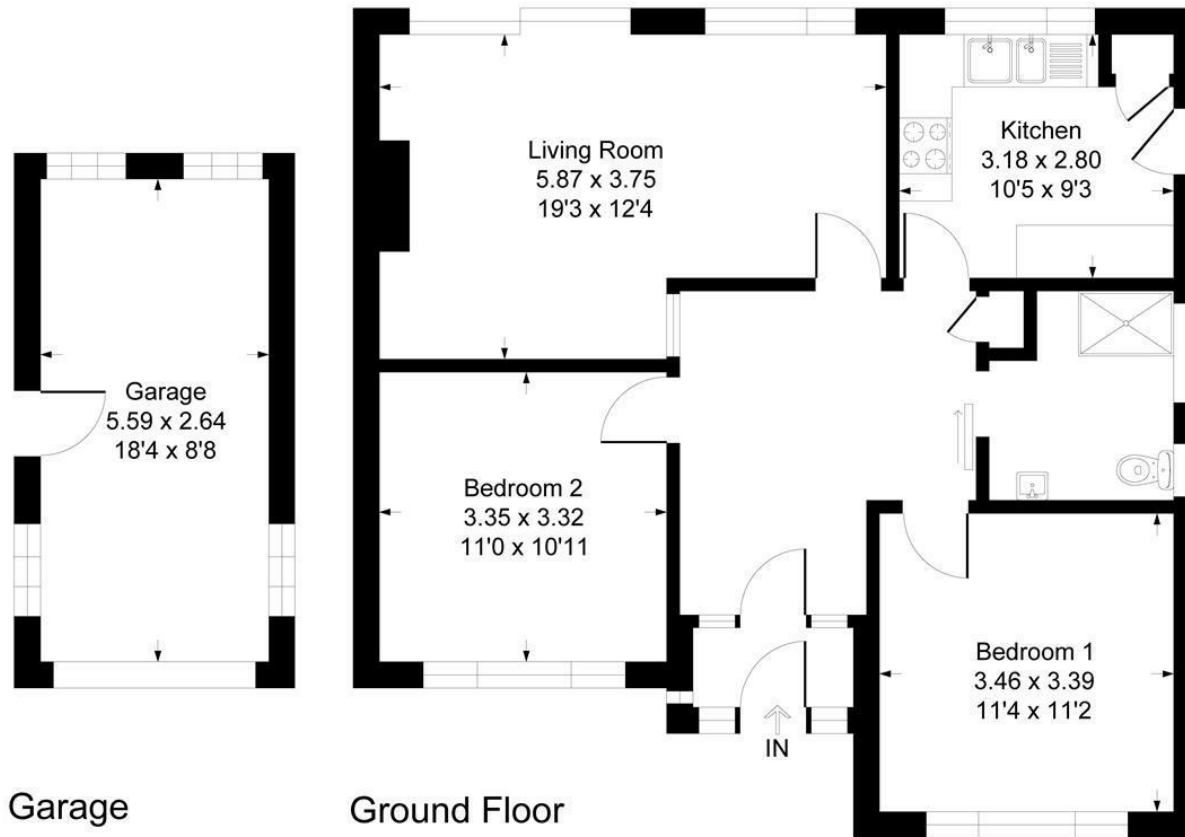


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced By Esjay Property Marketing

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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

**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

119 Oakwood Road,  
Bricket Wood, St Albans  
Hertfordshire  
AL2 3QB

Tel: 01923 682 888

Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)

Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS