



11 WOODLANDS, PARK STREET, ST. ALBANS, AL2 2AD
GUIDE PRICE £420,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

11 Woodlands, Park Street, St. Albans, AL2 2AD

Nestled in the tranquil and sought-after cul-de-sac of Woodlands, Park Street, St. Albans, this charming mid-terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. Spanning a comfortable 579 square feet, upon entry the hallway leads you straight into the generous sitting room, providing a perfect space for relaxation and entertaining.

The well-appointed kitchen offers ample unit space. The home features two inviting bedrooms, with the main bedroom enjoying a pleasant views of the front aspect of the home. The bathroom is conveniently located, catering to the needs of modern living. Finally, an easy accessible loft space is fully boarded providing useful storage space.

Step outside to discover a lovely rear garden, predominantly laid to lawn, complemented by a decking area ideal during the warmer months. Off-street parking for one vehicle adds to the convenience of this property, making it an attractive option for those with a car.

Situated in close proximity to local amenities and excellent road links, this property combines the charm of a quiet residential area with easy access to the vibrant offerings of St. Albans. Whether you are looking to start your journey as a homeowner or seeking a more manageable living space, this delightful house in Woodlands is not to be missed.





- Popular & Quiet Location
 - Mid-Terraced
- 579 Sq Ft of Living Space
- Ideal for First Time Buyer & Downsizers
 - Two Bedrooms
- Close to Local Amenities
- Off Street Parking Available
 - Good Road Links
 - Council Tax Band D





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Woodlands AL2

Approximate Gross Internal Floor Area = 53.8 sq m / 579 sq ft

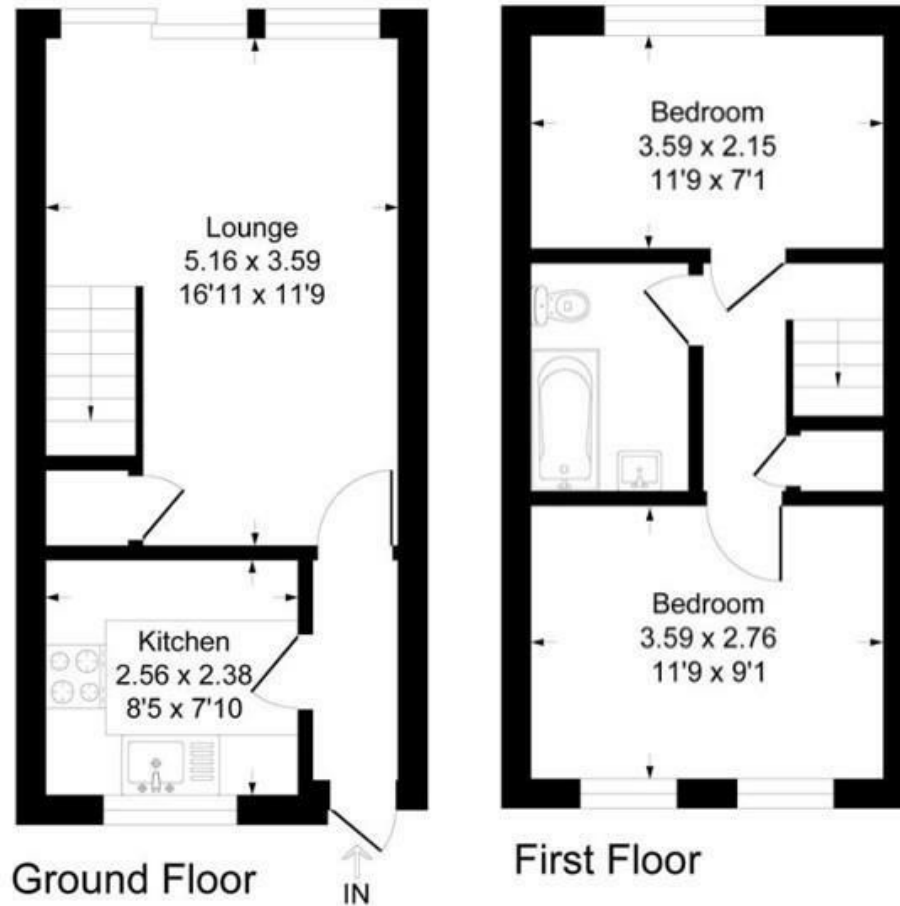


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(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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