



9 MAPLEFIELD, PARK STREET, ST. ALBANS, AL2 2BD
GUIDE PRICE £495,000



9 Maplefield, Park Street, St. Albans, AL2 2BD

Situated in the desirable area of Maplefield, Park Street, St. Albans, this charming terraced family home presents an excellent opportunity for first-time buyers. Spanning approximately 880 square feet, the property boasts a generous reception and dining room, perfect for entertaining or relaxing with family. The kitchen, while functional, offers potential for modernisation, allowing you to create a space that reflects your personal style.

The home features three well-proportioned bedrooms, providing ample space for a growing family. The bathroom is conveniently located, ensuring ease of access for all. Outside, the patioed rear garden offers a retreat, ideal for enjoying sunny days or hosting gatherings. Additionally, the property benefits from rear access to a garage, providing valuable storage or parking options.

Situated in a popular and sought-after location, this home is close to local amenities and well-regarded schools, making it an ideal choice for families. The property also enjoys good road links, ensuring easy access to surrounding areas. With no upper chain, this home is ready for you to make it your own. Embrace the potential of this lovely terraced house and seize the opportunity to create your dream home in St. Albans.





- No Upper Chain
- Popular & Sought After Location
- Terraced Family Home
- Three Bedrooms
- Generous Sized Reception/Dining Room
- Off Street Parking Available
- Close to Local Amenities
- Good Road Links
- Council Tax Band D



Maplefield AL2

Approximate Gross Internal Floor Area = 81.7 sq m / 880 sq ft

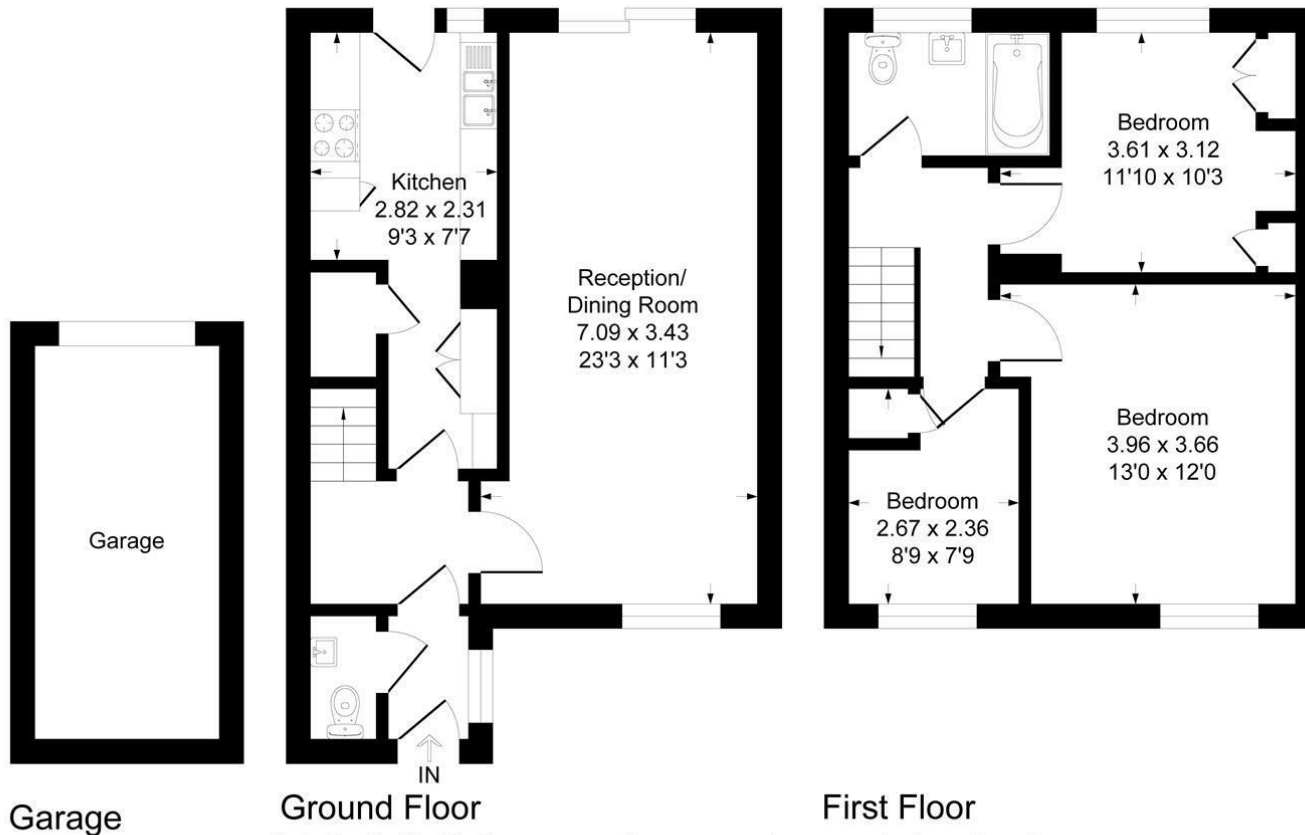



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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