



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



105 HOW WOOD, PARK STREET, ST. ALBANS, AL2 2SA

GUIDE PRICE £650,000



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105 How Wood, Park Street, St. Albans, AL2 2SA

Situated in the sought-after area of How Wood, Park Street, St. Albans, this charming semi-detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,240 square feet, the property features a cosy reception room that welcomes you upon on entry.

The heart of the home is undoubtedly the spacious and light-filled kitchen, which seamlessly integrates with the family and dining areas, creating an ideal space for both entertaining and everyday living. The ground floor also includes a convenient downstairs WC and utility room, enhancing the practicality of the layout.

Upstairs, you will find four generously sized bedrooms, each providing ample space for relaxation. The main bedroom boasts the added luxury of an en suite bathroom, while a well-appointed family bathroom serves the remaining bedrooms.

Outside, the property is complemented by a lovely garden laid to lawn, perfect for family gatherings or quiet afternoons in the sun. A patio area provides an excellent spot for al fresco dining. Additionally, the property includes a garage and workshop, catering to all your storage needs, along with off-street parking for multiple vehicles.

Situated in a popular and convenient location, this home is just a stone's throw away from local amenities and How Wood Train Station, making commuting a breeze. Families will appreciate the proximity to well-regarded schools, ensuring that education is easily accessible.

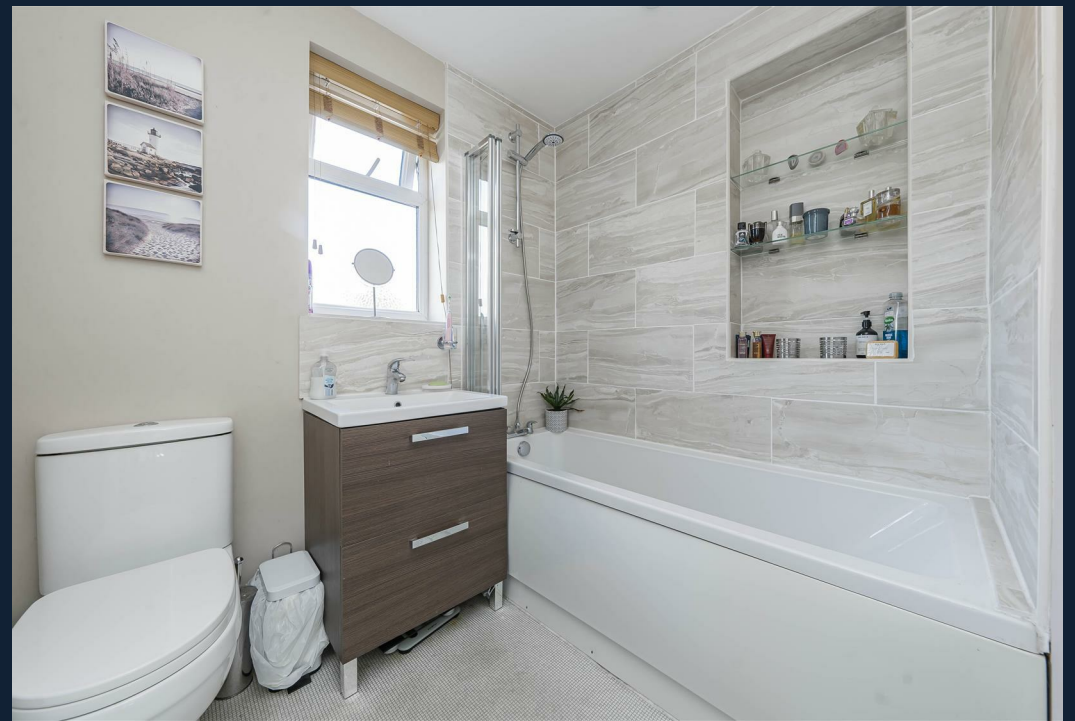
This delightful semi-detached house is an ideal choice for those seeking a family-friendly environment in a vibrant community. Don't miss the opportunity to make this wonderful property your new home.





- Popular & Convenient Location
- Semi Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
- Spacious Kitchen/Family Room
- Downstairs WC & Utility Room
 - Garage & Workshop
 - Off Street Parking
- Close to Local Amenities
- Council Tax Band E







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How Wood AL2

Approximate Gross Internal Floor Area = 115.2 sq m / 1240 sq ft

Garage Area = 21.4 sq m / 231 sq ft

Total Area = 136.6 sq m / 1471 sq ft

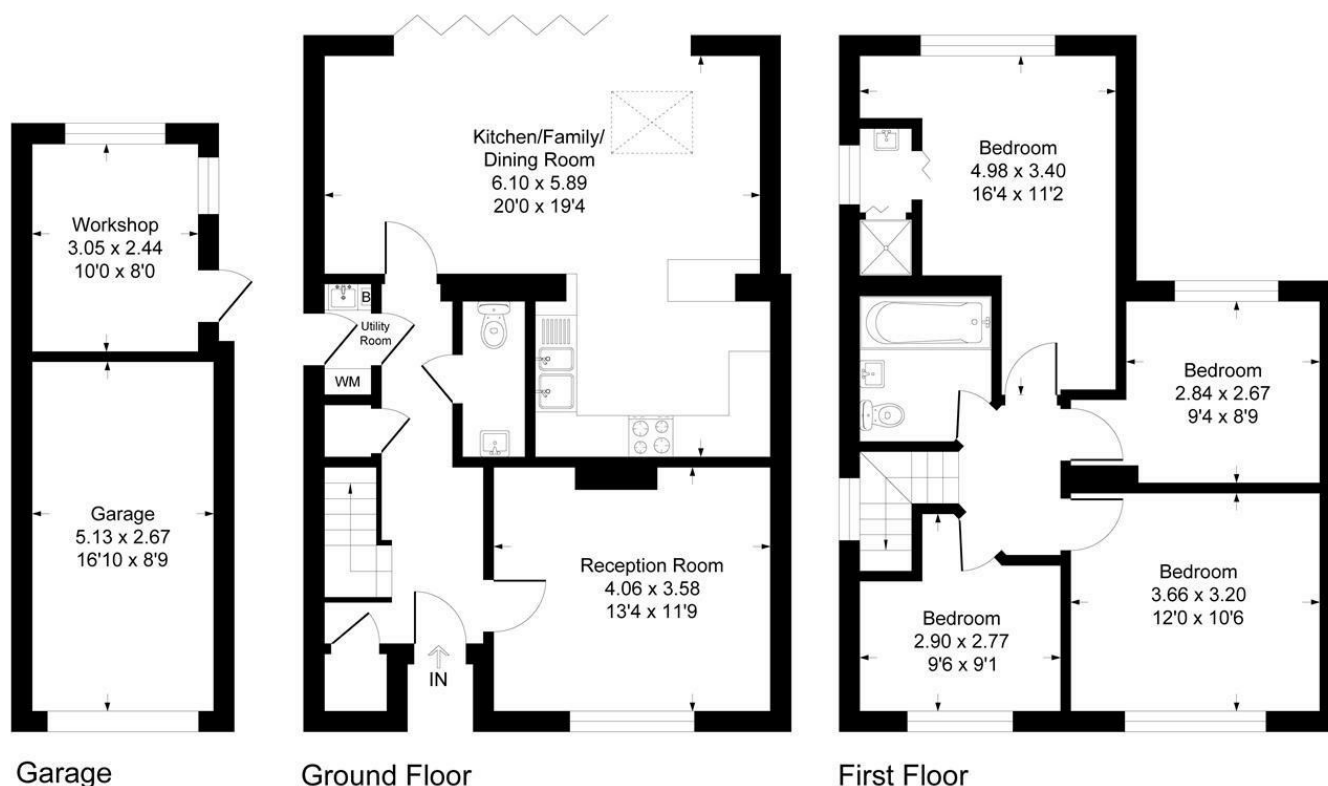


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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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