



53 Burston Drive, Park Street, St. Albans, AL2 2HP

Guide Price £765,000



- No Upper Chain - Detached Home
- Popular & Sought After Location
 - Kitchen/Dining Room
 - Three/Four Bedrooms
 - Reception Room
 - Two Bathrooms
 - Conservatory
- Garage & Off Street Parking
- Close to Local Amenities & Good Train/Road Links
 - Council Tax Band F



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Situated in the desirable area of Burston Drive, Park Street, St. Albans, this charming detached family home offers a perfect blend of comfort and potential. Spanning an impressive 1,403 square feet, the property features a spacious reception room. The thoughtfully designed kitchen and dining area seamlessly connect to a delightful conservatory, creating an ideal space for family gatherings and entertaining.

On the ground floor, you will find two double sized bedrooms, one of which is currently utilised as a separate dining room, alongside a conveniently located bathroom. Ascending to the first floor, the layout reveals an additional double bedroom, complemented by a versatile space currently serving as an office, and a family bathroom. The eaves storage provides practical solutions for keeping your belongings organised.

The exterior of the property boasts a generous rear garden, predominantly laid to lawn, with a charming patio area perfect for al fresco dining or simply enjoying the outdoors. The garage offers further storage options, while off-street parking accommodates multiple vehicles, ensuring convenience for you and your guests.

This home presents an exciting opportunity for further expansion, subject to planning permission, allowing you to tailor the space to your needs. With no upper chain, you can move in with ease. The location is ideal, being close to local amenities, and benefiting from excellent road and train links, making it a perfect choice for families and professionals alike. This property is a true gem in a sought-after neighbourhood, ready to welcome its new owners.







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Burston Drive AL2

Approximate Gross Internal Floor Area = 130.3 sq m / 1403 sq ft

Garage Area = 13.5 sq m / 146 sq ft

Total Area = 143.8 sq m / 1549 sq ft

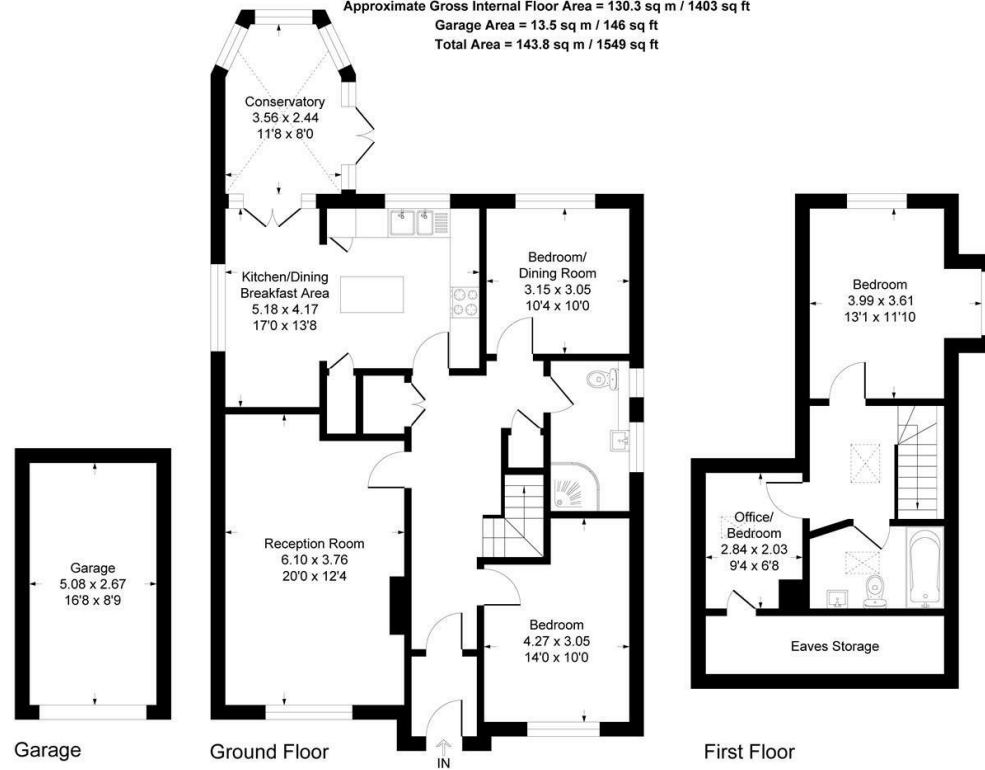


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	