



4 ALDER CLOSE, PARK STREET, ST. ALBANS, AL2 2RR  
GUIDE PRICE £415,000







## 4 Alder Close, Park Street, St. Albans, AL2 2RR

Situated on Alder Close, Park Street, St. Albans, this mid-terrace house presents an excellent opportunity for first-time buyers seeking a project to make their own. Spanning an impressive 1,056 square feet, the property boasts a generous reception and dining room, perfect for entertaining or relaxing with family. The fully functional kitchen offers practicality and potential for modernisation, allowing you to create a culinary space that suits your lifestyle. A Downstairs WC adds to the convenience of the home.

The home features three well-proportioned bedrooms, providing ample space for a growing family or guests. The family bathroom is conveniently located, ensuring comfort and accessibility for all. Outside, the rear garden is laid to lawn, complemented by a patio area, ideal for enjoying sunny days or hosting gatherings.

Off-street parking for up to two vehicles adds to the convenience of this property, making it a practical choice for those with cars. The location is particularly appealing, with local amenities just a stone's throw away and How Wood Train Station a mere 0.6 miles from your doorstep, offering excellent transport links for commuters.

This property is offered with no upper chain, allowing for a smooth transition into your new home. With a little cosmetic updating, this house has the potential to become a delightful family residence in a sought-after area. Don't miss the chance to make this house your home.







- Popular & Convenient Location
  - No Upper Chain
  - Mid Terrace Family Home
  - Three Bedrooms
  - Downstairs WC
- Generous Sized Reception/Dining Room
  - Close to Local Amenities
  - Good Road Links
- How Wood Train Station 0.6 Miles
  - Council Tax Band D







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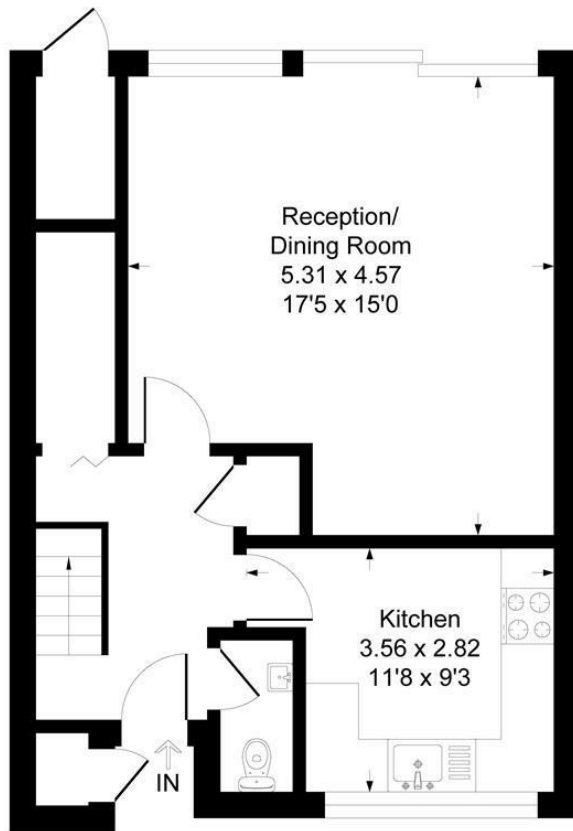


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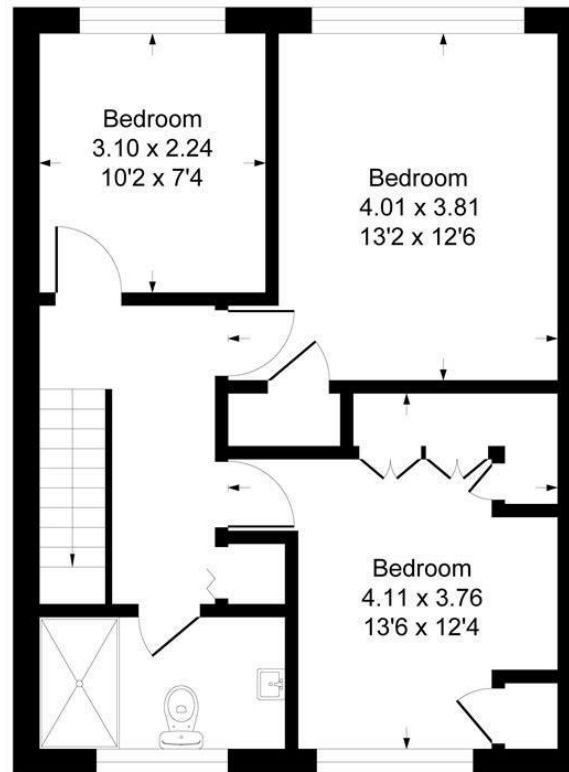


# Alder Close AL2

Approximate Gross Internal Floor Area = 98.1 sq m / 1056 sq ft




Ground Floor



First Floor

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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 	

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