



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



31 BURSTON DRIVE, PARK STREET, ST. ALBANS, AL2 2HR

GUIDE PRICE £1,000,000



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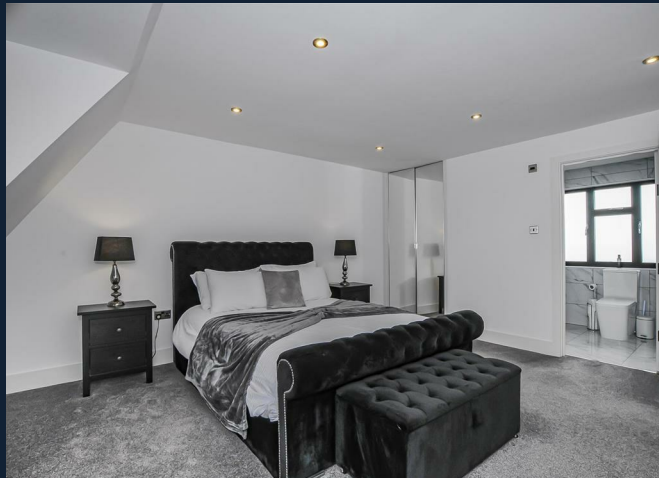
31 Burston Drive, Park Street, St. Albans, AL2 2HR

Situated on Burston Drive a desirable area of Park Street, St. Albans, this charming detached chalet-style bungalow offers a perfect blend of modern living and comfort. Spanning an impressive 1,769 square feet, this well-executed home features a spacious and contemporary kitchen, dining, and family room that serves as the heart of the property, ideal for both entertaining and family gatherings.

The accommodation comprises two generously sized bedrooms on the ground floor, complemented by a convenient downstairs bathroom. The main bedroom, located upstairs, boasts its own en suite bathroom, providing a private retreat. Additionally, the main bathroom caters to the remaining two bedrooms, ensuring ample facilities for family and guests alike.

Outside, the property is equally impressive. The rear garden is predominantly laid to lawn, offering a serene space for relaxation, while a stylish decking area provides the perfect spot for al fresco dining. A large side block-paved area enhances the outdoor space and offers further parking options. The front of the home features off-street parking vehicles, complete with an electric vehicle charging point and a garage for added convenience.

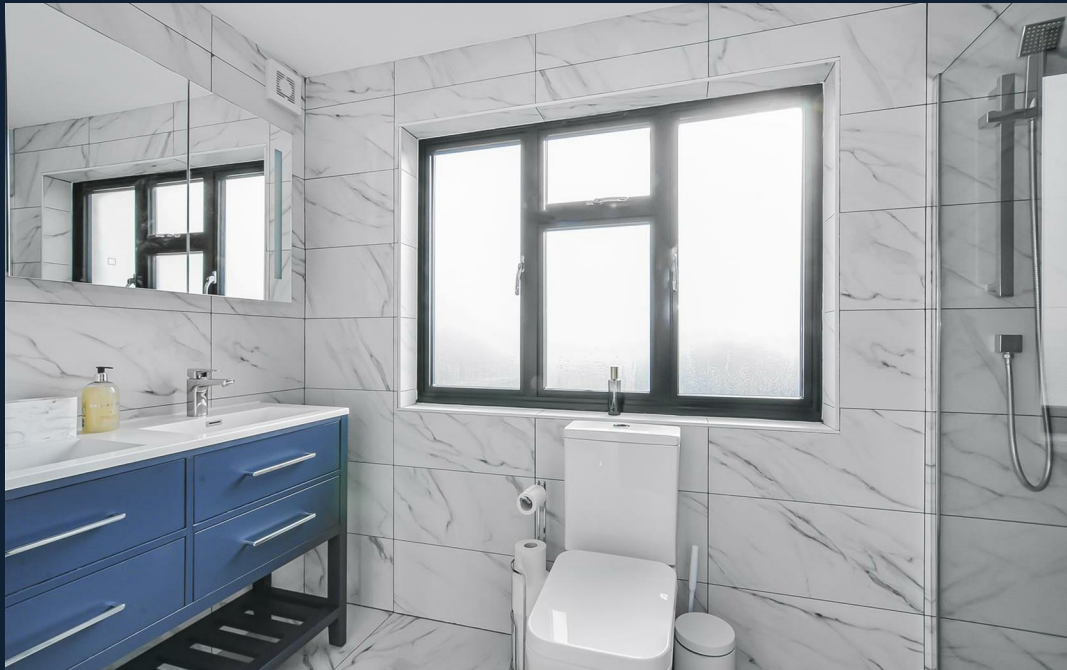
Situated in a popular and sought-after location, this property is within close proximity to local amenities, excellent road links, and highly regarded schools, making it an ideal choice for families and professionals alike. This delightful home presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community.

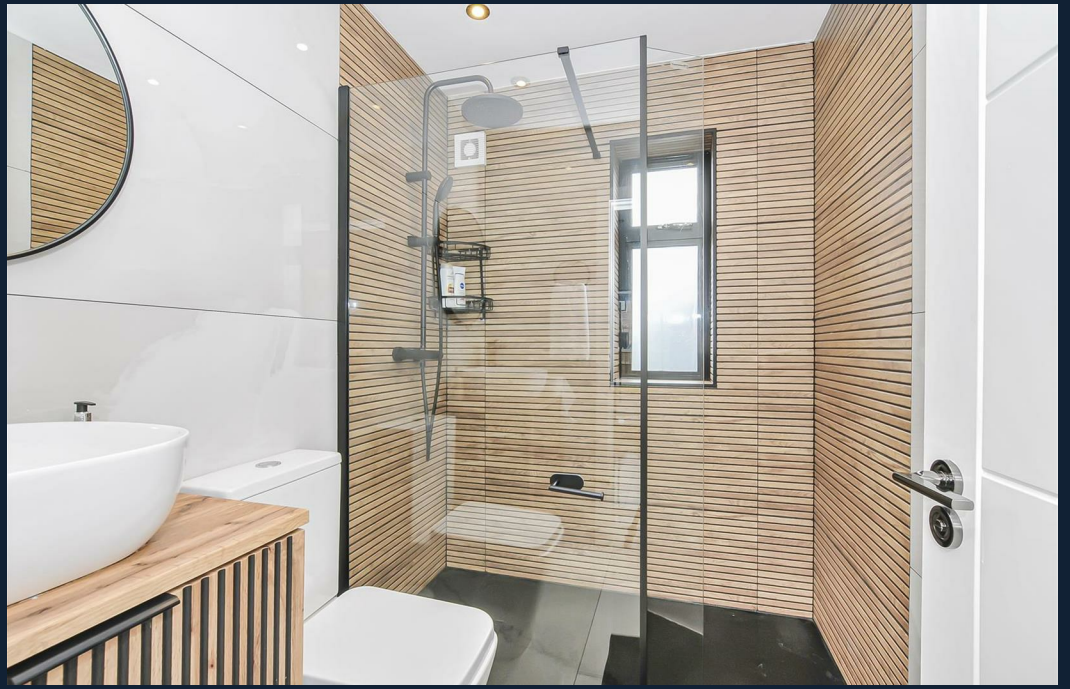


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- Popular & Sought After Location
- Detached Chalet Style Bungalow
 - Modern Style Living
- Spacious Kitchen/Dining/Family Room
 - Five Bedrooms
 - Three Bathrooms
 - Utility Room
- Ample Off Street Parking & Garage
 - Close To Local Amenities
 - Council tax Band F







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Burston Drive

Approximate Gross Internal Floor Area = 164.3 sq m / 1769 sq ft

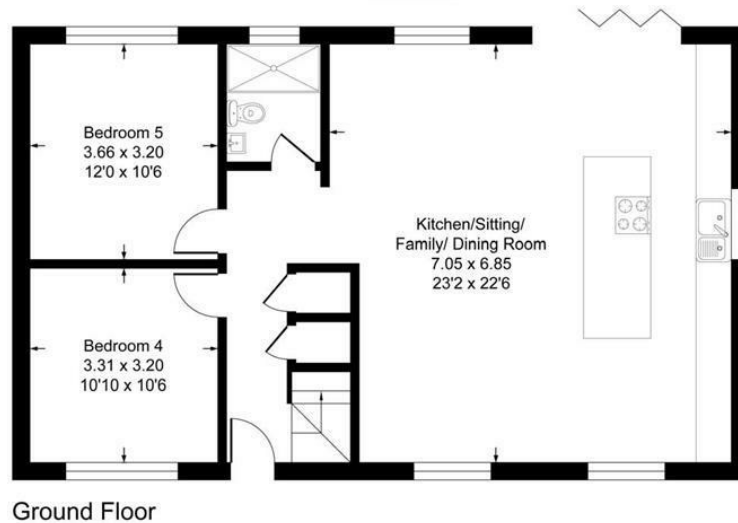
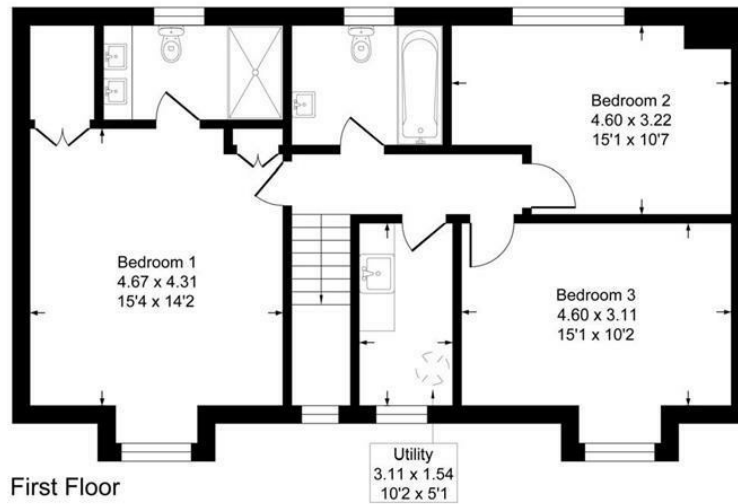


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

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