

# How Wood

Park Street, AL2 2RW



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£465,000

- No Upper Chain
- Three Bedrooms
  - End Terrace
- Some Updating Required
- Spacious Lounge/Dining Room
  - Kitchen
- Additional External Storage
  - Private Rear Garden
- Walking Distance to How Wood Shops
  - Ideal First Time Buy





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JW & Co. Langleys are pleased to present this three-bedroom end-terrace family home situated along How Wood in Park Street, available with no upper chain. With some updating required, there exists a genuine opportunity for someone to transform this property into an ideal family home. The interior of the house includes an entrance hallway, a spacious lounge/dining room, kitchen, three bedrooms, a separate WC, and a bathroom. Additional advantages encompass external storage spaces, side access, and private front and rear gardens.

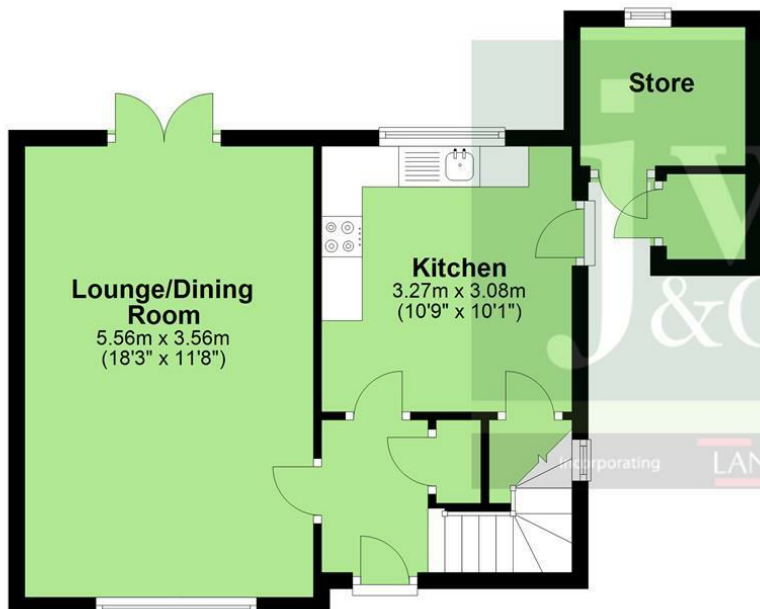




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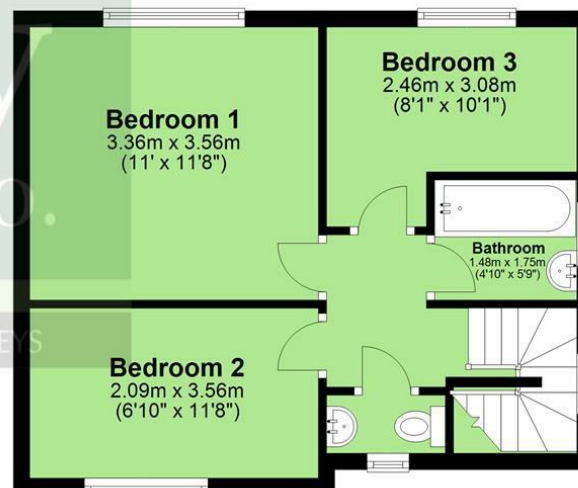
### Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hallway

Lounge/Dining Area  
 18'2" x 11'8" (5.56 x 3.56)

Kitchen  
 10'8" x 10'1" (3.27 x 3.08)

Stairs Leading to First Floor Landing

Bedroom One  
 11'0" x 11'8" (3.36 x 3.56)

Bedroom Two  
 6'10" x 11'8" (2.09 x 3.56)

Bedroom Three  
 8'0" x 10'1" (2.46 x 3.08)

WC  
 2'4" x 4'9" (0.72 x 1.46)

Bathroom  
 4'10" x 5'8" (1.48 x 1.75)

Council Tax  
 Band C

EPC Rating  
 D

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