

# Branch Road

Park Street, AL2 2LU

£385,000

- No Upper Chain
- Two Bedrooms
- Character Property
- Extended Kitchen
- Updated Bathroom Suite
  - Private Rear Garden
  - Ideal First Time Buy
  - Parking on Road
  - EPC Rating C
  - Council Tax Band C











## Branch Road

Park Street, AL2 2LU

Available with no upper chain comes this charming two bedroom mid terrace character property located along Branch Road, Park Street.

Internally the property comprises lounge area with feature fireplace, dining area with direct access to the first floor and separate kitchen with integrated appliances. With stairs leading to the first floor landing you have a large double bedroom to the front of the property, along with a second single bedroom and a modern bathroom suite.

Outside you benefit from a private rear garden backing onto woodlands and River Ver. Branch Road is conveniently situated within a short walk of local shops/amenities as well as in close proximity to Park Street train station (located along the Abbey Flyer Line).





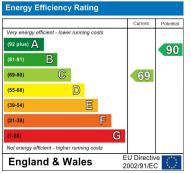


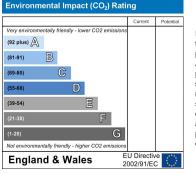
### Ground Floor Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 sq. feet)









#### JW&Co St Albans 3 London Road, St Albans, Hertfordshire, AL1 1LA 01727 844444 stalbans@jwandco.co.uk

#### Entrance Porch

Stairs Leading to First Floor Landing

Bedroom One 10'2" x 10'0" (3.12 x 3.06)

Bedroom Two | | | | | | x 5'5" (3.38 x | 1.66)

Bathroom 7'8" x 6'1" (2.36 x 1.86)

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.