



Park Street

St. Albans | | AL2 2PE



STEP INSIDE

Park Street

JW & Co. Langleys are delighted to present this charming character cottage, conveniently situated within close proximity to Park Street train station and boasting picturesque rear views overlooking the River Ver. Meticulously maintained and updated by its current owners, the property seamlessly blends traditional charm with modern amenities.

Internally, the property features an inviting entrance hallway, a cosy lounge, a dining area complemented by additional stairs leading to the converted basement, an extended and updated kitchen equipped with integrated appliances, three generously proportioned bedrooms, and a four-piece bathroom suite. Outside you have the benefit of shared side access into your private rear garden, complete with low maintenance artificial grass, leading down to your fully powered outbuilding, ideal for home working.

We highly recommend scheduling an internal viewing to fully appreciate the allure and functionality of this exceptional family home.









STEP OUTSIDE

Park Street

Nestled within the picturesque Hertfordshire countryside, Park Street offers a serene and idyllic setting for its residents. Life here unfolds amidst a backdrop of rolling hills, verdant meadows, and charming woodland trails, inviting outdoor adventures and moments of tranquillity. The community spirit thrives, with friendly neighbours and vibrant local events fostering a sense of belonging. Park Street combines the best of rural living with urban convenience, boasting a range of amenities including quaint shops, cosy pubs, and family-run eateries serving up delicious fare. For families, the area is dotted with excellent schools and playgrounds, ensuring a nurturing environment for children to grow and thrive. Commuters benefit from seamless transportation options, with easy access to major roadways and efficient rail services connecting to nearby towns and London. Whether exploring the scenic countryside or enjoying the warmth of community gatherings, life in Park Street, AL2 is a harmonious blend of relaxation, convenience, and rural charm.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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