



Penn Road

Park Street | Hertfordshire | AL2 2QU



STEP INSIDE

Penn Road

JW & Co. Langleys are proud to offer this three-bedroom semi-detached family home situated on Penn Road, Park Street. The property is within easy reach of well-regarded local schools, amenities, and motorway links, including the M1 and M25.

The accommodation comprises an entrance hall, lounge/dining room, extended kitchen, downstairs WC/utility room, three bedrooms, and a family bathroom. Outside, the property features a private rear garden (approximately 70ft), a workshop/outbuilding, a garage, and a driveway for multiple vehicles.

This home is an ideal step up for a growing family in the local area, with scope for further extension. Planning permission is in place for single extensions to the front, side, and rear of the property (Planning reference: 5/2022/1275).









STEP OUTSIDE

Penn Road

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.





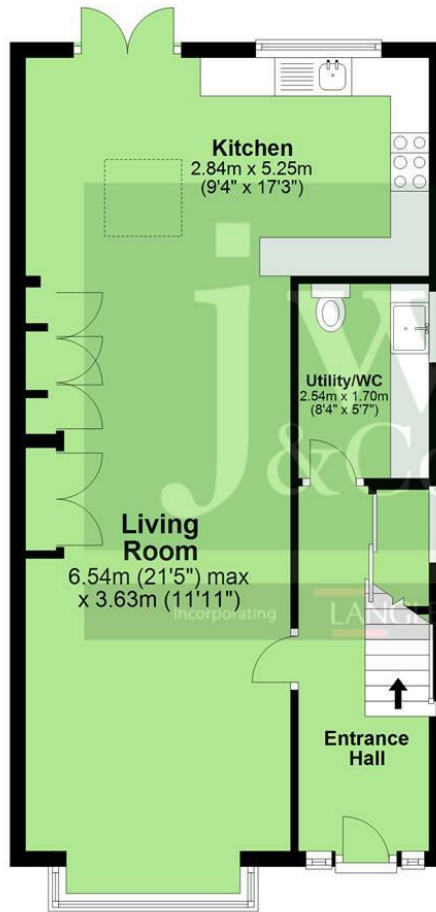
Outbuilding

Approx. 13.6 sq. metres (145.9 sq. feet)



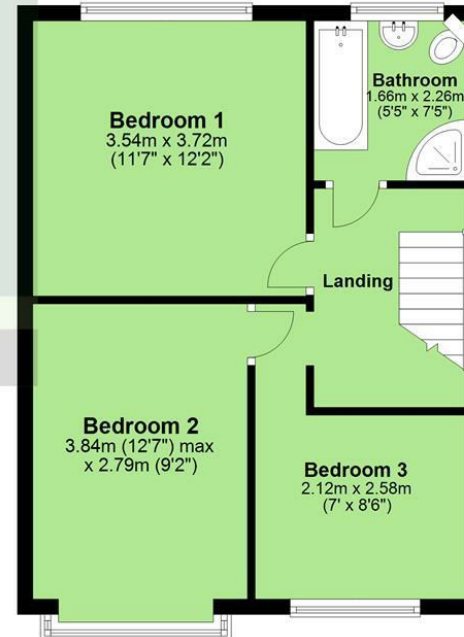
Ground Floor

Approx. 53.0 sq. metres (570.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 109.4 sq. metres (1177.7 sq. feet)



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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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