

Wych Elms

Park Street, AL2 2AS



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£620,000

- No Upper Chain
- Four/Five Bed
- End Terrace
- Conjoined Self Contained Annex
 - Large Lounge Area
 - Updated Kitchen/Dining Room
- Larger Than Average Private Rear Garden
 - Driveway
 - Downstairs WC
- Internal Viewing Highly Recommended





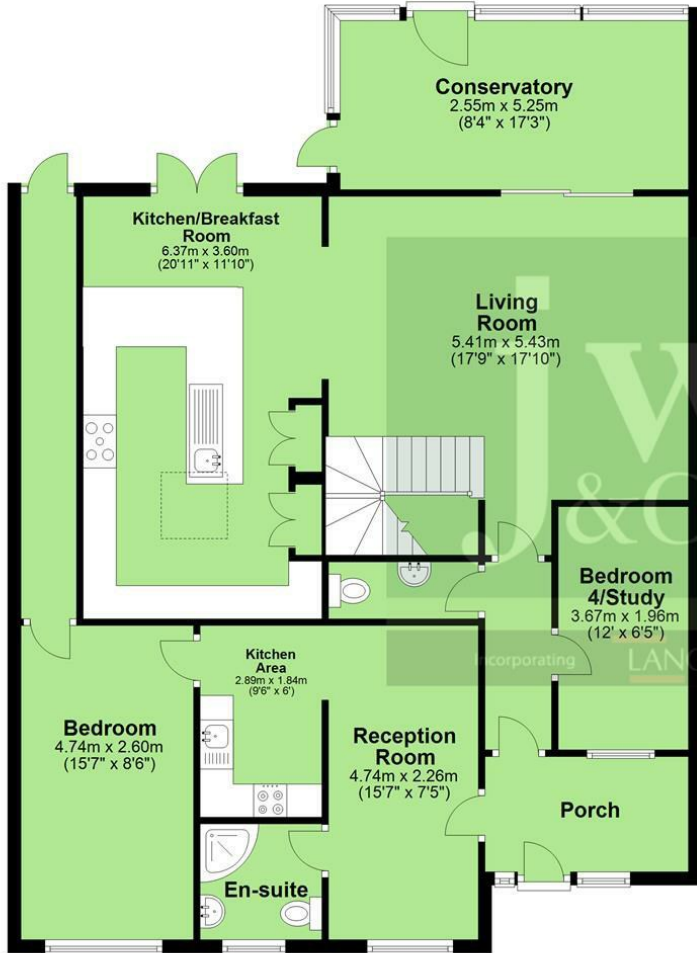
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Exclusive to JW & Co. comes this one of a kind 4/5 bedroom end terrace family home situated along Wych Elms, Park Street. The internal accommodation has been updated and altered by the current owners, creating a separate self contained side annex complete with kitchen, bedroom, shower room and living area. The main living accommodation comprises; large entrance porch, additional room which can be utilised as another bedroom or study, downstairs WC, spacious lounge area opening onto the rear conservatory, updated kitchen/dining room, three further generously sized bedrooms and family bathroom. The property boasts a larger plot as opposed to most neighbouring properties, thus benefiting from a sizable rear garden. Ample parking is available on the driveway, with scope to create extra parking for multiple extra vehicles.

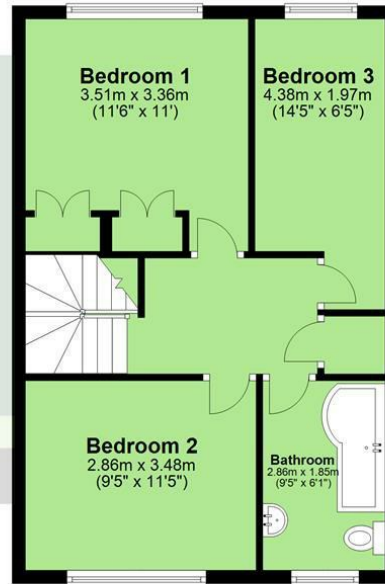


Ground Floor
Approx. 115.2 sq. metres (1239.7 sq. feet)



Total area: approx. 160.3 sq. metres (1725.4 sq. feet)

First Floor
Approx. 45.1 sq. metres (485.7 sq. feet)

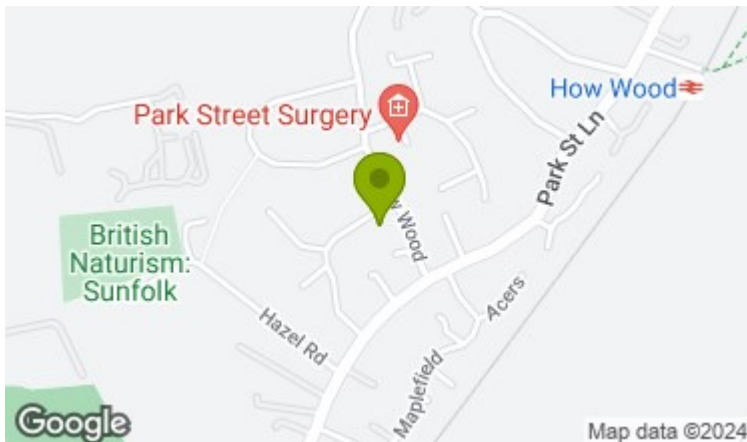


JW&Co St Albans
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- Entrance Porch**
- Kitchen/Breakfast Room**
20'10" x 11'9" (6.37 x 3.60)
- Living Room**
17'8" x 17'9" (5.41 x 5.43)
- Conservatory**
17'2" x 8'4" (5.25 x 2.55)
- Downstairs WC**
7'4" x 2'9" (2.26 x 0.86)
- Bedroom Four/Study**
12'0" x 6'5" (3.67 x 1.96)
- Stairs Leading to First Floor Landing**
- Bedroom One**
11'6" x 11'0" (3.51 x 3.36)
- Bedroom Two**
9'4" x 11'5" (2.86 x 3.48)
- Bedroom Three**
14'4" x 6'5" (4.38 x 1.97)
- Bathroom**
9'4" x 6'0" (2.86 x 1.85)
- Bedroom (Annex)**
15'6" x 8'6" (4.74 x 2.60)
- Kitchen Area (Annex)**
9'5" x 6'0" (2.89 x 1.84)
- En Suite (Annex)**
6'0" x 5'8" (1.84 x 1.75)
- Reception Room (Annex)**
15'6" x 7'4" (4.74 x 2.26)

Council Tax
Band D

EPC Rating
D



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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