



**Birchwood Way, Park Street, St Albans AL2 2SE**

**Asking Price £875,000 Freehold**

A modern four bedroom detached house, boasting spacious accommodation to include, an open plan kitchen/dining room, two separate reception rooms, separate utility room, en-suite shower room to the master bedroom, family bathroom, downstairs shower room, good size south facing rear garden and off-street parking for at least two cars.

Call Neil Hughes on 07375 804922 to arrange a viewing.

# Key Features

- Modern Detached House
- Open Plan Kitchen/Dining Room
- Four Good Size Bedrooms
- Living Room
- Sitting Room
- Utility Room
- En-Suite to Master Bedroom
- Family Bathroom
- Downstairs Shower Room
- Off- Street Parking
- Part Under Floor Heating
- South Facing Garden

The property is located in a popular residential location with easy access to the villages good local infant & junior schools, a comprehensive shopping parade and the M25 & M1 motorways. How Wood Station is just a short walk away, which runs between St Albans Abbey and Watford Junction.

**Entrance Hall:** 5.63m x 1.6m (18'6" x 6'2") Tiled floor with under floor heating, staircase to the first floor with storage cupboard below, doors into-

**Shower Room:** 3.18m x 1.32m (10'5" x 4'4") Quality suite, mostly tiled and featuring a superb oversized walk-in shower, window to front

**Open Plan Kitchen/Dining Room:** 5.02m x 4.51m (16'6" x 14'10") Glazed French doors into the garden, under floor heating, windows to side and rear, door into-

**Utility Room:** 2.06m x 2.01m (6'9" x 6'7") Extra storage units with a sink, heating and hot water system, window to front.

**Living Room:** 5.76m x 4.21m (18'11" x 13'10") Four panel Bifold doors into the garden, window to side.

**Sitting Room:** 4.87m x 3.75m (16'0" x 12'4") Window to front.

**On the first Floor:** Access to part boarded loft, built-in cupboard, window to side, doors into-

**Bedroom One:** 3.84m x 3.75m (12'7" x 12'4") Window to front, fitted wardrobes, door into-

**En-Suite Shower Room:** 2.36 x 0.93m (7'9" x 3'3") Mostly tiled, shower cubicle, basin and w/c, window to side.

**Bedroom Two:** 3.92m x 3.48m (12'10" x 11'5") Window to rear.

**Bedroom Three:** 4.02m x 3.37m Max (13'2" x 11'1") Max Window to rear.

**Bedroom Four:** 3.06m x 2.96m Max (10'0" x 9'9") Max Window to front, storage cupboard.

**Family Bathroom:** 2.36m x 1.63m (7'9" x 5'4") Mostly tiled with a style bath, basin and w/c, window to side.

**Rear Garden:** Excellent size south facing family garden, mainly laid to lawn with a good size patio area, outside hot & cold water taps, quality fencing.

**Outside:** Off-street parking for at least two cars, secure side gate with access to the rear garden.

**Local Council:** St Albans District Council

**Council Tax Band:** (E)

**Energy Performance Rating:** (F)

**Tenure:** Freehold





**Kitchen/Dining Room**



**Living Room**



**Sitting Room**



**Shower Room**



**Bedroom One**



**Bedroom Two**





**Bedroom Three**



**Bedroom Four**



**Family Bathroom**



**Rear Garden**



**Rear Garden**



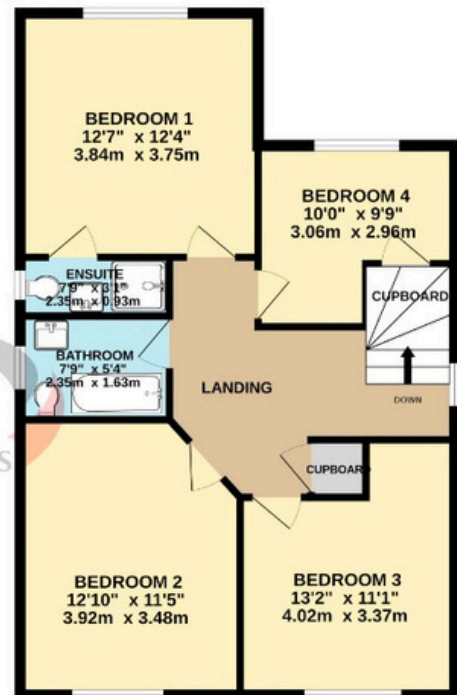
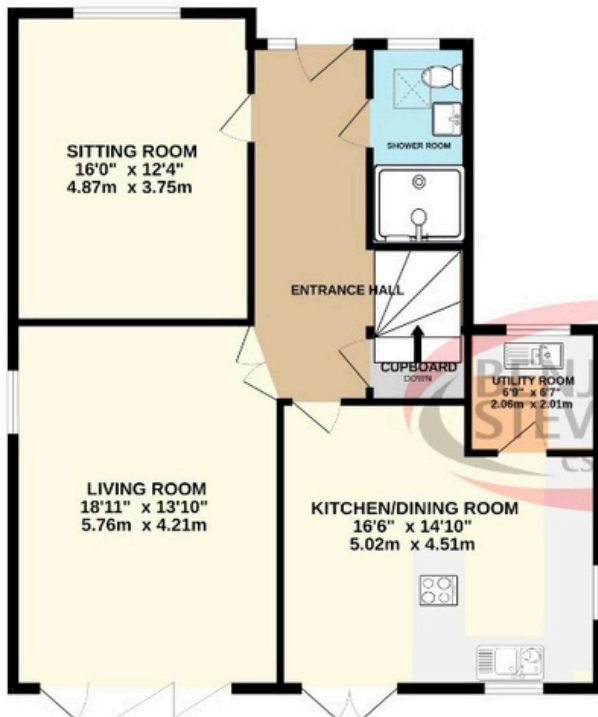
**Rear Aspect**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>	78 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**EPC (C)**



**Map**



**Total Floor Area**  
**153.1 sq.m. / 1648 sq.ft.**