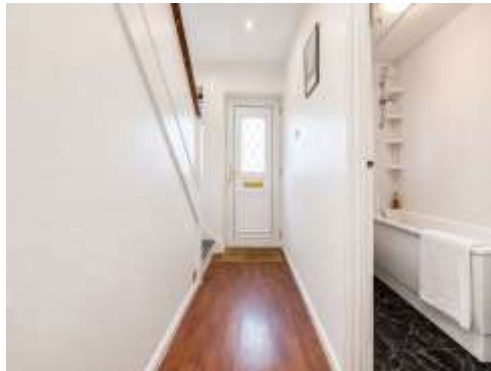




Connells

How Wood
Park Street St. Albans



Property Description

This fantastic home presents an excellent opportunity for first-time buyers, investors or those seeking convenient village living within easy reach of St Albans.

The property is accessed via external stairs leading to a wide walkway, creating a private entrance feel. Internally, the accommodation is arranged over two floors and offers generous and versatile living space throughout. The heart of the home is the bright and spacious living room, a generous sized kitchen/breakfast room, creating an ideal space for both relaxing and entertaining.

The bathroom is well-appointed and benefits from both a bath and separate shower for added practicality. To the upper floor, the property offers a generous principal bedroom alongside two further good sized bedrooms.

Conveniently positioned less than two miles from St Albans city centre, the property enjoys excellent access to a range of local amenities including a comprehensive shopping parade, well-regarded local schools and excellent transport links.

How Wood station, serving the Abbey Line between St Albans Abbey and Watford Junction, is within walking distance, while the M1, M25 and Radlett Thameslink station are all easily accessible for commuters.

Externally, the maisonette is approached via stair access at either end of the parade leading to a spacious elevated walkway.

Lounge/Dining Room

19' x 11' 5" (5.79m x 3.48m)

Kitchen

12' 10" x 8' 2" (3.91m x 2.49m)

Bedroom One

19' x 10' 8" (5.79m x 3.25m)

Bedroom Two

9' 2" x 8' 2" (2.79m x 2.49m)

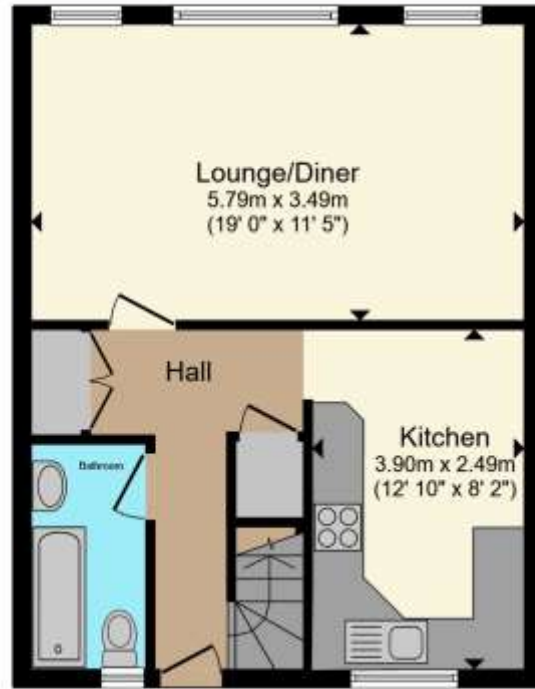
Bedroom Three

9' 2" x 7' 7" (2.79m x 2.31m)

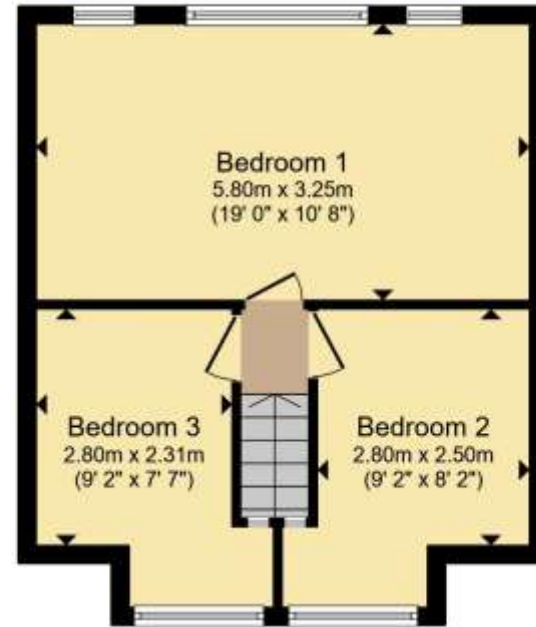








Ground Floor



First Floor

Total floor area 81.8 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: Awaited
 Council Tax Band: C

Service Charge: Ask Agent
 Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317836

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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