



36 WYCH ELMS, PARK STREET, ST. ALBANS, AL2 2AS

GUIDE PRICE £480,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

36 Wych Elms, Park Street, St. Albans, AL2 2AS

Welcome to Wych Elms, a charming mid-terraced family home located in the desirable area of Park Street, St. Albans. This delightful property boasts a generous 1,238 square feet of living space, making it an ideal choice for first-time buyers or families seeking a comfortable and convenient lifestyle.

Upon entering, you are greeted by a spacious lounge and dining room that seamlessly connects to a bright conservatory, perfect for enjoying the garden views throughout the year. The kitchen is ample in size and fully functional, catering to all your culinary needs. Additionally, the convenience of a downstairs WC enhances the practicality of this home.

Upstairs, you will find three well-proportioned bedrooms, one of which features built-in wardrobe space, providing ample storage. The family bathroom is also located on this level, ensuring that all essential amenities are easily accessible.

The outdoor space is equally impressive, with a rear garden that offers a patio area. The garden can be landscaped to suit your personal taste, providing a wonderful opportunity to create your own outdoor oasis. At the front of the property, off-street parking for two vehicles is available, along with a garage that offers additional storage options or the potential for expansion, a common feature in this area.

This property comes to the market with no chain, making it a hassle-free option for prospective buyers. Its prime location ensures easy access to local amenities, excellent road and train links, and highly regarded schools, making it a perfect choice for families. Don't miss the opportunity to make this lovely house your new home.





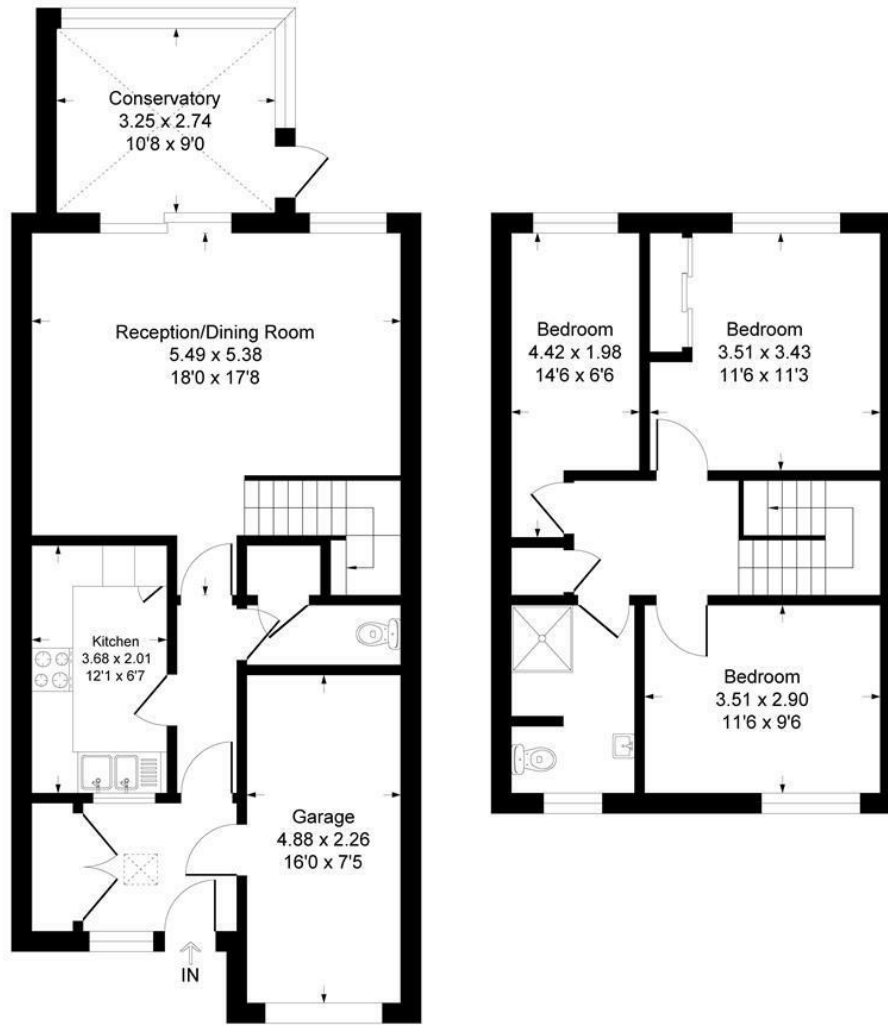
- No Upper Chain
- Popular & Convenient Location
- Mid Terraced Family Home
- Potential For Further Expansion (STPP)
 - Three Bedrooms
 - Downstairs WC
 - Conservatory
- Garage & Off Street Parking
- Close To Local Amenities & Good Road Links
- Council Tax Band D





Wych Elms AL2

Approximate Gross Internal Floor Area = 115.0 sq m / 1238 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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