



2 FAIRWAY CLOSE, PARK STREET, ST. ALBANS, AL2 2QX
GUIDE PRICE £685,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

2 Fairway Close, Park Street, St. Albans, AL2 2QX

Located in a quiet and sought-after cul-de-sac of Fairway Close, Park Street, St. Albans, this charming semi-detached house presents an excellent opportunity for buyers. The property features a generous living room that seamlessly flows into a modern, spacious kitchen and dining area, creating an inviting space for entertaining and family gatherings.

With two well-proportioned bedrooms, this home offers ample space for relaxation and rest. Additionally, a versatile third room provides the perfect setting for a home office, catering to the growing trend of remote working. The convenience of a downstairs bathroom enhances the practicality of the layout, while an additional main bathroom upstairs ensures comfort for all residents.

Outside, the mature rear garden is predominantly laid to lawn, complemented by a delightful patio area, ideal for enjoying sunny afternoons or hosting barbecues. Off-street parking for two vehicles adds to the convenience of this lovely home.

The location is particularly advantageous, with local amenities just a stone's throw away. Excellent road links nearby make commuting to surrounding areas effortless, ensuring that you can enjoy the peace of suburban living while remaining well-connected. This property is a true gem in Park Street, offering a harmonious blend of comfort, style, and practicality.





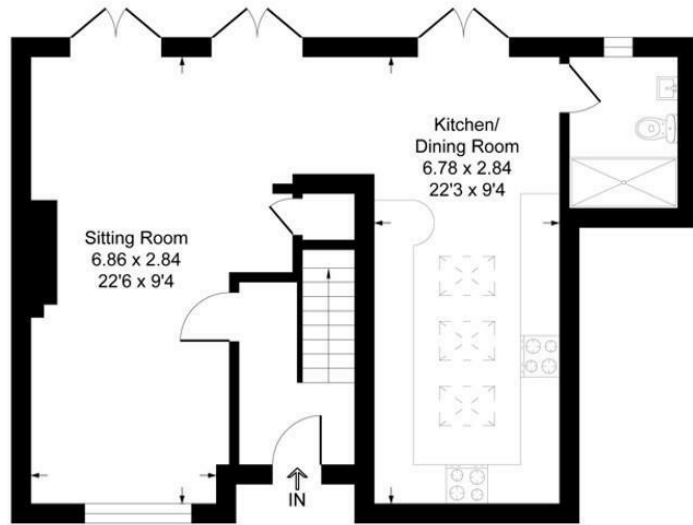
- Popular & Sought After Cul de Sac Location
 - Semi Detached Home
 - Two Bedrooms
 - Office Space
 - Modern Style Kitchen
 - Two Bathrooms
 - Off Street Parking
- Close Proximity to Local Amenities
 - Council Tax Band D



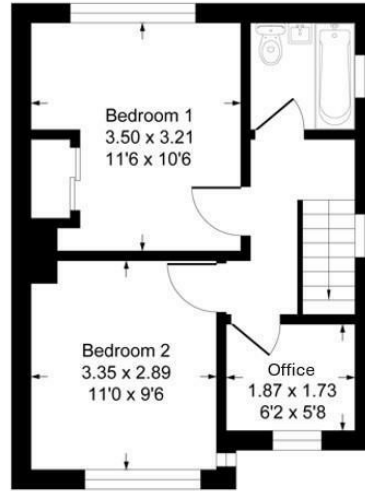


Fairway Close

Approximate Gross Internal Floor Area = 91.0 sq m / 980 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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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