



HEARTWOOD
HOMES

Tippendell Lane, Park Street, St. Albans, AL2 2HD

Offers Over £630,000

3 2 2



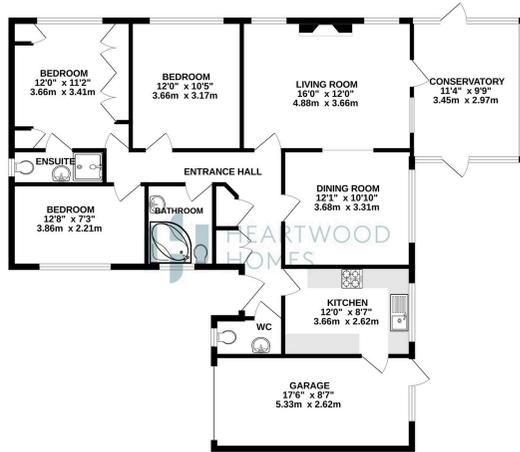
A substantial detached bungalow which is set in a pleasant and quiet setting, just off Tippendell Lane in the popular Park Street Village close to sought after schooling, a wide variety of local shops and excellent access to the motorway networks. St Albans City Centre with its fantastic selection of shops, eateries and leisure facilities and the mainline station with direct access to London is just a short drive away.

This chain free property offers versatile and extensive accommodation. Starting in the entrance hall with ample built in storage and this leads through to the W.C, a modern kitchen, the dining room and a dual aspect living room where you access the conservatory. Furthermore there are three well proportioned bedrooms with the master bedroom having an ensuite and there is a family bathroom.

Externally you have a driveway to the front providing ample parking and access to the garage, there are also well groomed side and rear gardens. Please call us today to arrange your appointment to view. EPC Grade D.



GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.
What every agent has been made to advise the accuracy of the figures contained here. Measurements are taken on-site, usually during the day, and are not guaranteed to be 100% accurate. The agent's responsibility is to provide a reasonable and accurate representation of the property. The agent's responsibility is to provide a reasonable and accurate representation of the property. The agent's responsibility is to provide a reasonable and accurate representation of the property.



- Chain free
- Three reception rooms
- Pleasant location
- Detached bungalow
- Ensuite and family bathroom
- Garage



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	