



DRUCE
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22 Wood End
Park Street, AL2 2RX
Guide Price £499,950

22 Wood End, Park Street, St Albans

A spacious, beautifully presented three bedroom terraced house in a quiet cul-de-sac in popular Park Street village on southern outskirts of St Albans.

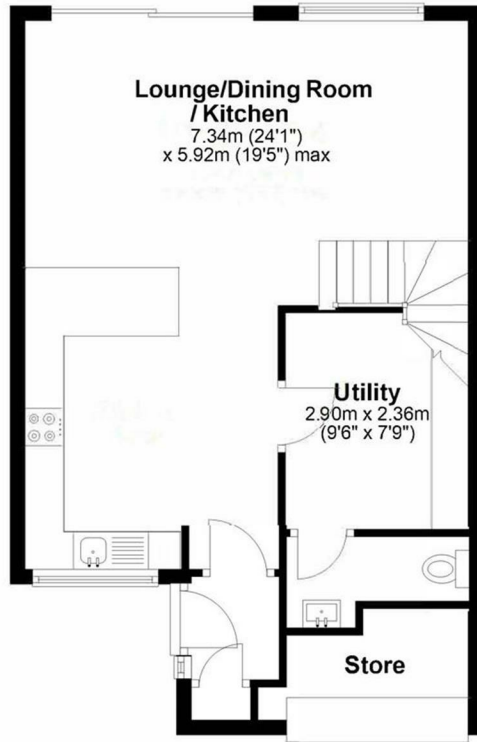
Recently refurbished by current owners to include double glazing throughout and patio doors to garden : entrance lobby, open plan living / dining / kitchen, utility room, cloakroom, 3 good-sized bedrooms, refitted bathroom and storeroom. The property has a driveway with parking for 2 cars. Southerly facing , private garden with decked terrace, lawn, flower borders, garden shed and gated pedestrian access .

Park Street village has a good range of local shops, two " Good " Ofsted-rated primary schools, with nearby How Wood train station to Watford Junction and London Euston. Easy access to St Albans City centre amenities and mainline station into St Pancras and Kings Cross. M1 and M25 motorways close by.



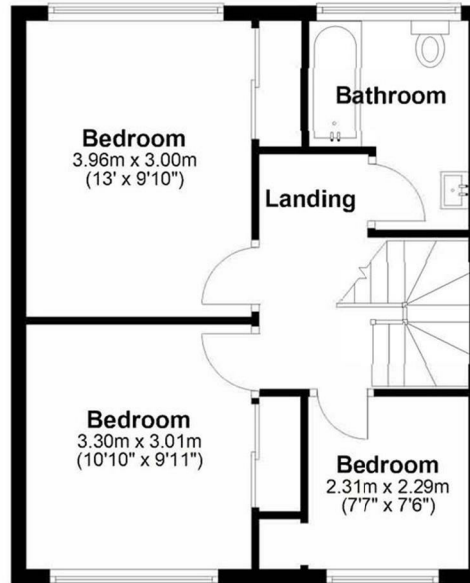
Ground Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 94.7 sq. meters (1019.8 sq. feet)

Entrance Lobby

Lounge/ Dining Room/ Kitchen

24'1 x 19'5 (7.34m x 5.92m)

Utility Room

9'6 x 7'9 (2.90m x 2.36m)

Cloakroom

FIRST FLOOR

Bedroom 1

13 x 9'10 (3.96m x 3.00m)

Bedroom 2

10'10 x 9'11 (3.30m x 3.02m)

Bedroom 3

7'7 x 7'6 (2.31m x 2.29m)

Family Bathroom

OUTSIDE

Rear Garden

Driveway Parking for 2 Cars

Store

7' x 5' approx (2.13m x 1.52m approx)

ALL MAINS SERVICES

EPC

Energy rating - C

Council Tax

Band - D - £2306 p.a

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	88		
	72		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

