

Connells

Woodlands
Park Street St. Albans

Woodlands, Park Street St. Albans AL2 2AD

For Sale
£485,000







Property Description

Offering approximately 808 sq ft of accommodation, the home opens into an entrance hallway leading through to a generous sitting room, which opens through to a conservatory, both providing space to relax, entertain and enjoy everyday living. The well-appointed kitchen provides ample cupboard storage and worktop space.

Upstairs, two inviting bedrooms are complemented by a modern shower room, with the principal bedroom enjoying a pleasant outlook to the front. An easily accessible, loft provides valuable additional storage.

Outside, the rear garden is predominantly laid to lawn, with a patio seating area offering an inviting spot for morning coffee, outdoor dining or relaxing during the warmer months. Off-street parking, plus a garage adds further convenience.

With its manageable accommodation, outdoor space and desirable Park Street setting, this delightful home offers an excellent opportunity to take your first step onto the property ladder or enjoy a simpler pace of living.

Location

The location combines the appeal of a quiet residential cul-de-sac with access to local amenities and excellent road connections. St Albans is within easy reach, offering a wide choice of shops, restaurants, leisure facilities and cultural attractions.

Agents Note

Please note: An AML fee is payable by the buyer once an offer has been accepted. This covers the cost of the required identity and anti-money laundering checks. Once completed, the fee is non-refundable, even if the purchase does not proceed.

Lounge
15' 11" x 11' 2" (4.85m x 3.40m)

Kitchen
8' 8" x 7' 6" (2.64m x 2.29m)

Conservatory
10' x 9' 11" (3.05m x 3.02m)

Bedroom One
11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom Two
11' 4" x 6' 4" (3.45m x 1.93m)



















Total floor area 75.0 m² (808 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

Connells

To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STA318226

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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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