



33 RINGWAY ROAD, PARK STREET, ST. ALBANS, AL2 2RE  
GUIDE PRICE £450,000



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

## 33 Ringway Road, Park Street, St. Albans, AL2 2RE

Nestled on Ringway Road in the charming area of Park Street, St. Albans, this delightful mid-terrace house presents an excellent opportunity for those seeking a new home. Spanning 841 square feet, the property boasts a well-proportioned sitting and dining room, perfect for entertaining or relaxing with family. The fully functional kitchen provides a practical space for daily cooking.

Upstairs, you will find three generously sized bedrooms, offering ample space for rest and relaxation, alongside a main bathroom that caters to the needs of the household. This home is a blank canvas, ready for modernisation, allowing you to infuse your personal style and preferences.

The rear garden is a lovely feature, predominantly laid to lawn with a patio area, ideal for outdoor gatherings or simply enjoying the fresh air. Additionally, the property includes a garage in a block, providing convenient parking for one vehicle or extra storage space.

Conveniently located, this property is within close proximity to local amenities and boasts good road links, making it an ideal choice for first-time buyers or those looking to invest in a promising area. With no onward chain, this home is ready for you to make it your own. Don't miss the chance to view this wonderful property and envision the possibilities it holds.



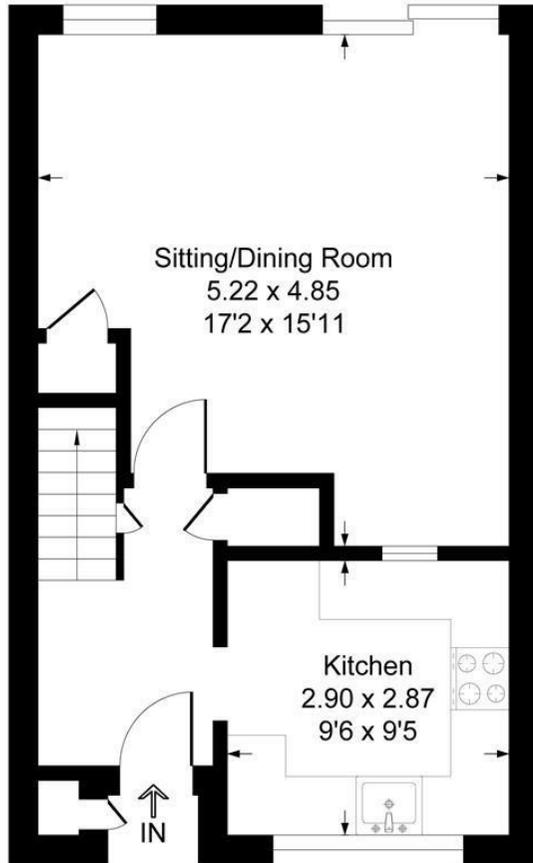


- No Upper Chain
- Requiring a Cosmetic Update
- Mid Terrace Home
- Three Bedrooms
- Sitting/Dining Room
- Close Proximity to Local Amenities
- Good Road Links
- Garage in Block
- Council Tax Band D
- Ideal For First Time Buyers

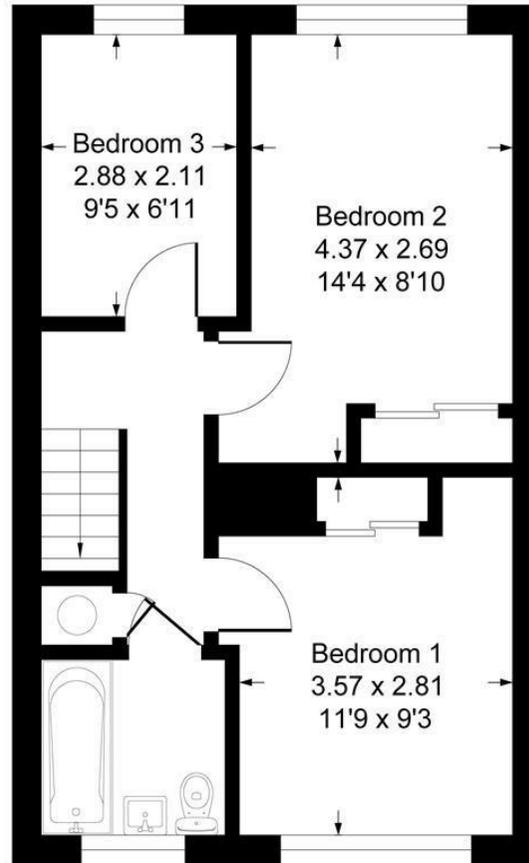


# Ringway Road

Approximate Gross Internal Floor Area = 78.1 sq m / 841 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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