



24 WOOD END, PARK STREET, ST. ALBANS, AL2 2RX  
GUIDE PRICE £480,000



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

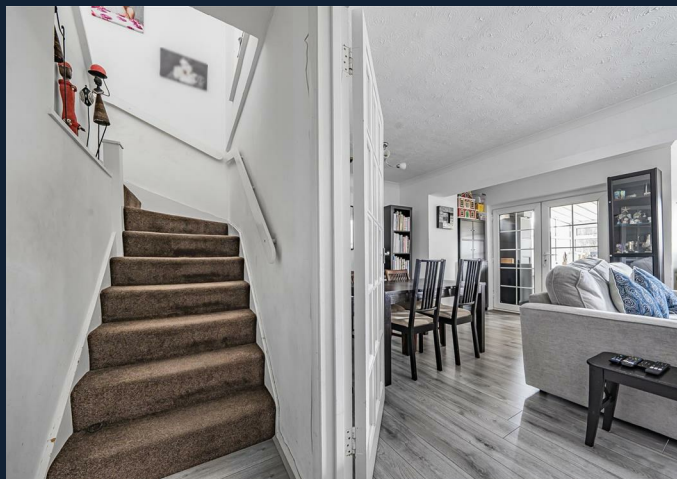
## 24 Wood End, Park Street, St. Albans, AL2 2RX

Situated in a quiet and convenient location within Park Street, St. Albans, this charming mid-terrace family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,352 square feet, the property features a generous and light-filled living and dining room, perfect for family gatherings or entertaining guests. The fully functional kitchen is well-equipped, and the adjoining conservatory provides a lovely space where you can enjoy the garden views.

This home boasts three good-sized bedrooms, ensuring ample space for family or guests, along with a family bathroom that caters to all your needs. A convenient downstairs WC adds to the practicality of the layout. The rear garden is fully patioed, making it an ideal spot for summer barbecues or a blank canvas for those wishing to create a beautifully landscaped outdoor retreat.

The front of the property offers off-street parking for two vehicles, along with a garage that enhances the potential for expanding the living space. This feature is particularly appealing for those looking to personalise their home further.

Situated in a quiet yet accessible location, this property is in close proximity to local amenities, excellent transport links, and highly regarded schools, making it an ideal choice for families. With no chain involved, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful property in a sought-after area.

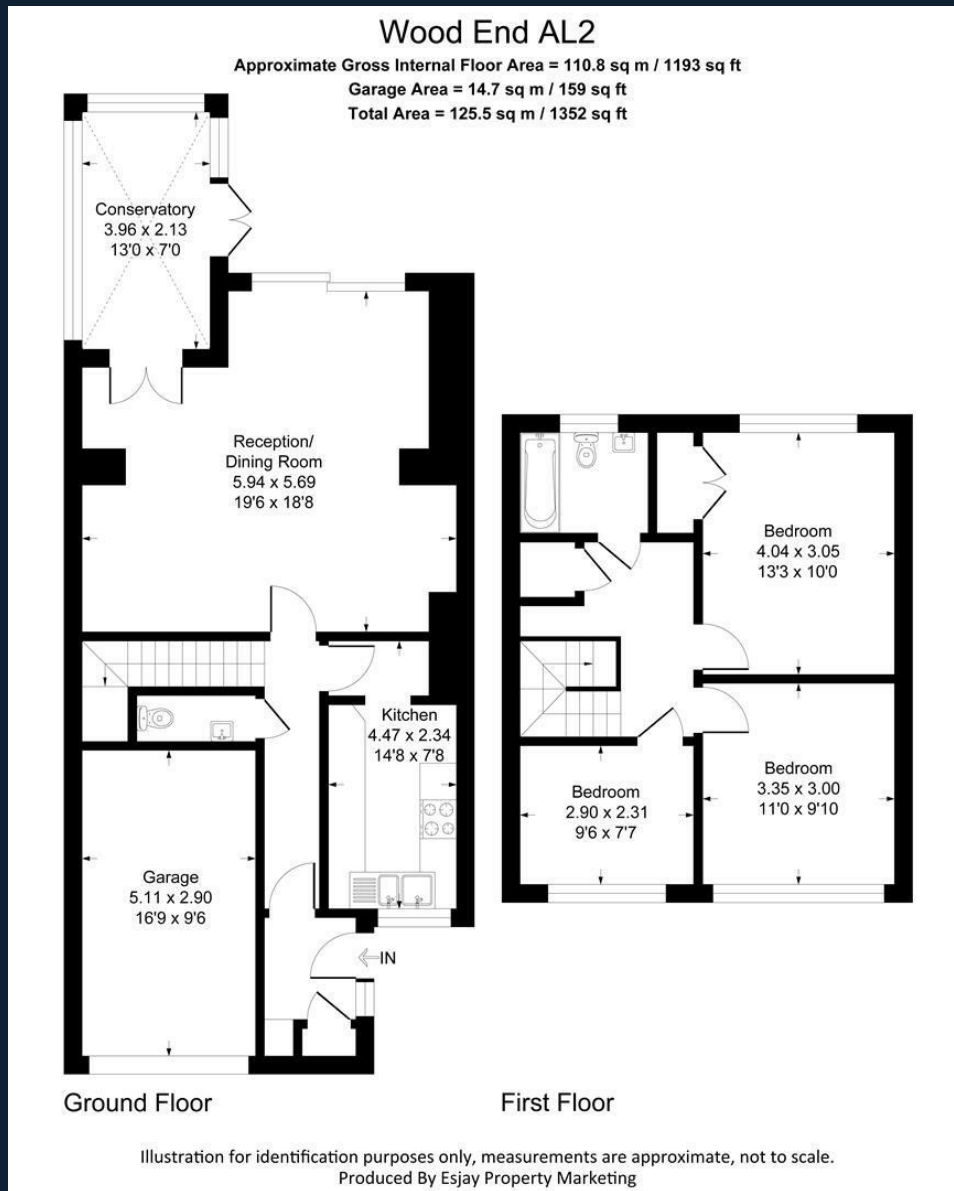




- No Upper Chain
- Popular & Convenient Location
- Terraced Family Home
- Three Bedrooms
- Generous Sized Living Room
- Downstairs WC
- Close Proximity to Local Amenities
- Good Road Links
- Garage & Off Street Parking Available
- Council Tax Band D







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>	76	81
(55-68) <b>D</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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