



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



13 MAPLEFIELD, PARK STREET, ST. ALBANS, AL2 2BE

GUIDE PRICE £700,000



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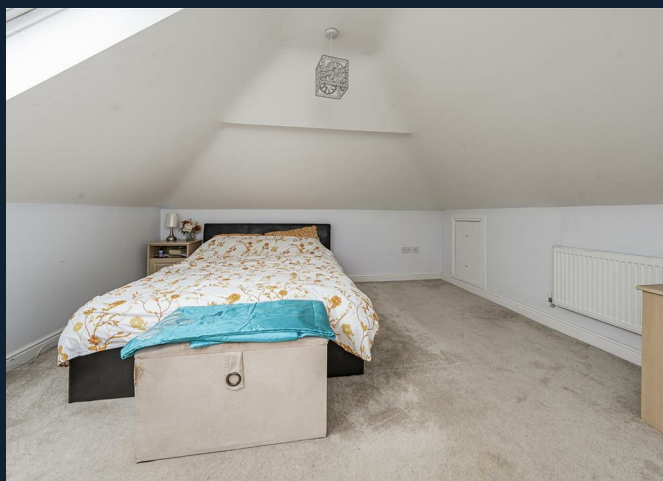
Situated in a quiet highly sought-after area on Maplefield, Park Street, St. Albans, this charming detached bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,190 square feet, the property boasts a spacious sitting room that provides a delightful view of the private rear garden, creating a serene atmosphere for relaxation.

The bungalow features three well-appointed bedrooms, with two conveniently located on the ground floor. One of these bedrooms benefits from an en suite bathroom, ensuring privacy and convenience. The property has been thoughtfully extended into the loft space, resulting in a generous third bedroom complete with its own en suite, making it ideal for guests or family members.

The modern kitchen is both functional and inviting, offering ample dining space for family meals and entertaining. A downstairs bathroom adds to the practicality of the home, catering to the needs of residents and visitors alike.

Outside, the rear garden is predominantly laid to lawn, complemented by a patio area that is perfect for enjoying the summer months. The front of the property provides ample off-street parking, along with the added benefit of a garage, which can serve as additional parking or storage.

This delightful bungalow is chain-free and conveniently located near local amenities, excellent road links, and highly regarded schools, making it an ideal choice for families and professionals alike. With its spacious layout and modern features, this property is a wonderful opportunity for those seeking a comfortable and stylish home in a peaceful setting.





- Popular & Sought After Location
 - No Upper Chain
 - Detached Bungalow
 - Three Bedrooms
 - Three Bathrooms
- Ample Off Street Parking
 - Garage
- Generous Sized Rear Garden
- Close Proximity to Local Amenities & Good Road Links
 - Council Tax Band F







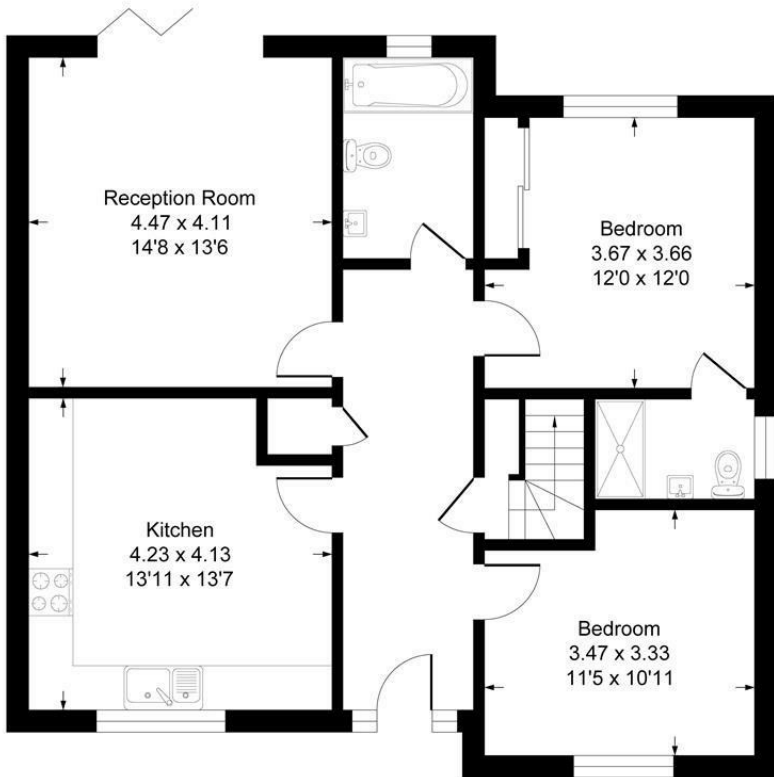
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Maplefield AL2

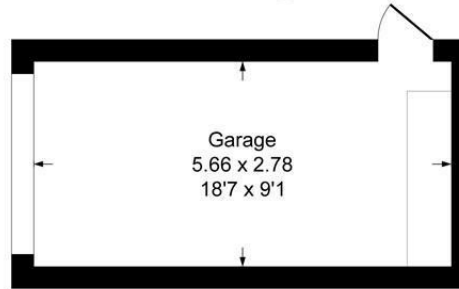
Approximate Gross Internal Floor Area = 110.5 sq m / 1190 sq ft

Garage Area = 15.7 sq m / 169 sq ft

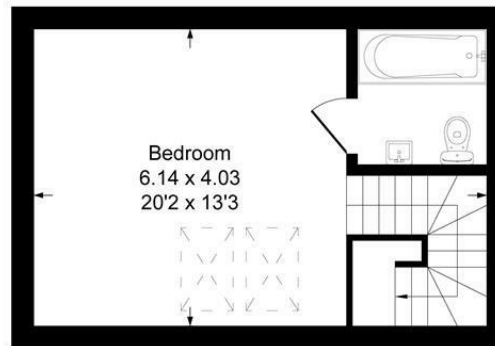
Total Area = 126.2 sq m / 1359 sq ft



Ground Floor



Garage



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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