



4 ALDER CLOSE, PARK STREET, ST. ALBANS, AL2 2RR
GUIDE PRICE £415,000



4 Alder Close, Park Street, St. Albans, AL2 2RR

Situated on Alder Close, Park Street, St. Albans, this mid-terrace house presents an excellent opportunity for first-time buyers seeking a project to make their own. Spanning an impressive 1,056 square feet, the property boasts a generous reception and dining room, perfect for entertaining or relaxing with family. The fully functional kitchen offers practicality and potential for modernisation, allowing you to create a culinary space that suits your lifestyle. A Downstairs WC adds to the convenience of the home.

The home features three well-proportioned bedrooms, providing ample space for a growing family or guests. The family bathroom is conveniently located, ensuring comfort and accessibility for all. Outside, the rear garden is laid to lawn, complemented by a patio area, ideal for enjoying sunny days or hosting gatherings.

Off-street parking for up to two vehicles adds to the convenience of this property, making it a practical choice for those with cars. The location is particularly appealing, with local amenities just a stone's throw away and How Wood Train Station a mere 0.6 miles from your doorstep, offering excellent transport links for commuters.

This property is offered with no upper chain, allowing for a smooth transition into your new home. With a little cosmetic updating, this house has the potential to become a delightful family residence in a sought-after area. Don't miss the chance to make this house your home.





- Popular & Convenient Location
 - No Upper Chain
 - Mid Terrace Family Home
 - Three Bedrooms
 - Downstairs WC
- Generous Sized Reception/Dining Room
 - Close to Local Amenities
 - Good Road Links
- How Wood Train Station 0.6 Miles
 - Council Tax Band D





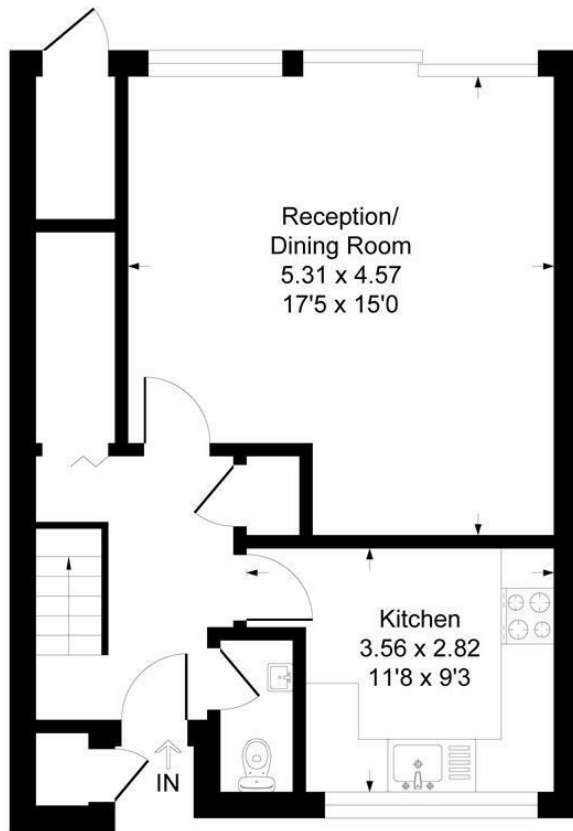
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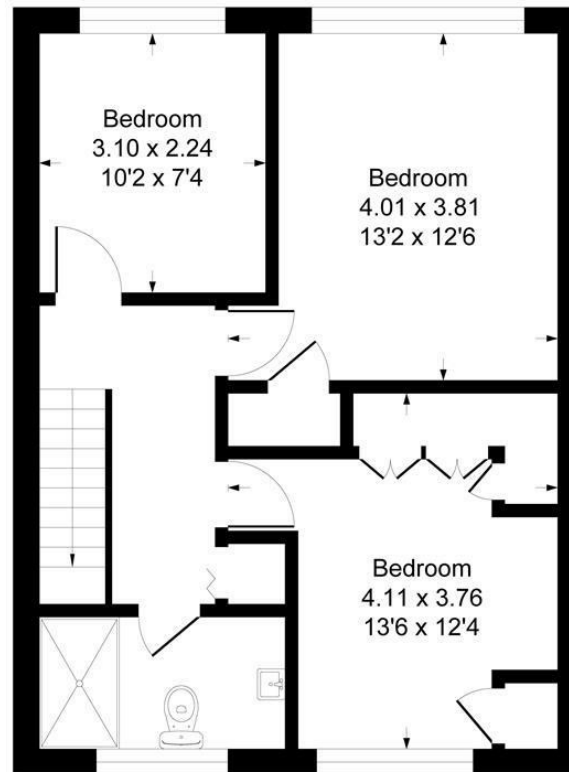
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Alder Close AL2

Approximate Gross Internal Floor Area = 98.1 sq m / 1056 sq ft



Ground Floor



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	70	76
(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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