



## 2 Grovebury Gardens, Park Street, St. Albans Hertfordshire AL2 2QE Guide Price £520,000

Nestled in the tranquil cul-de-sac of Grovebury Gardens, Park Street, St. Albans, this charming detached bungalow offers a delightful blend of comfort and convenience. With a total area of 505 square feet, the property features a welcoming porch entry that leads into a lounge, perfect for relaxation and entertaining.

The bungalow boasts two generously sized bedrooms, one of which provides direct access to the low-maintenance rear garden, creating a seamless indoor-outdoor living experience. The garden is designed for ease of upkeep, featuring a small patio area and an artificial lawn, ideal for enjoying sunny days without the hassle of extensive gardening.

Additionally, the property includes a garage that presents the exciting potential for expansion into more living space, catering to your evolving needs. Off-street parking is available for one vehicle, with additional visitor spaces nearby, ensuring ample parking for guests.

This delightful home is offered with no upper chain and ideal for downsizers, making it an attractive option for those looking to move in swiftly. Its location is particularly advantageous, being close to local amenities in How Wood, as well as convenient access to train stations and major road links, making commuting a breeze.

In summary, this bungalow is a perfect opportunity for anyone seeking a peaceful yet accessible living environment in St. Albans. Whether you are a first-time buyer, downsizing, or looking for a serene retreat, this property is well worth a visit.



**Lounge**  
**13'9 x 12' (4.19m x 3.66m)**



**Kitchen**  
**10' x 7'3 (3.05m x 2.21m)**

**Bedroom One**  
**11'4 x 10'1 (3.45m x 3.07m)**

**Bedroom Two**  
**10' x 8' (3.05m x 2.44m)**

**Garage**  
**16'10 x 7'8 (5.13m x 2.34m)**

**Shower Room**

**Rear Garden**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			