



6 WOOD END, PARK STREET, ST. ALBANS, AL2 2RU

GUIDE PRICE £500,000



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

\*\*\*NO UPPER CHAIN\*\*\* Situated on Wood End, Park Street, St. Albans, this charming mid-terraced family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,234 square feet, the property features a well-presented and spacious open-plan living area, where the lounge seamlessly flows into the dining space and kitchen, creating an inviting atmosphere for family gatherings and entertaining guests.

The ground floor boasts a versatile playroom that can also serve as a fourth bedroom, alongside a convenient downstairs WC. Ascending to the first floor, you will find three generously sized bedrooms, perfect for accommodating family members or guests, as well as a family bathroom that caters to your everyday needs.

The outdoor space is designed for low maintenance, featuring an artificial lawn and a patio area, ideal for enjoying sunny days or hosting barbecues. Additionally, the garden includes a useful outbuilding, providing lighting and electricity ideal for utilising this space as a potential workspace or simply additional storage space. To the front of the property, off-street parking is available for up to two vehicles, ensuring ease of access.

Situated in a populated and convenient location, this home is in close proximity to local amenities and offers excellent road links, making it an ideal choice for first-time buyers. With no upper chain, this property is ready for you to move in and make it your own.

Don't miss the opportunity to view this lovely home in St. Albans.





- No Upper Chain
- Popular & Convenient Location
- Terraced Family Home
- Open Plan Living
- Three/Four Bedrooms
- Downstairs WC
- Low Maintenance Rear Garden
- Garden Outbuilding
- Off Street Parking Available
- Close Proximity to Local Amenities & Good Road Links



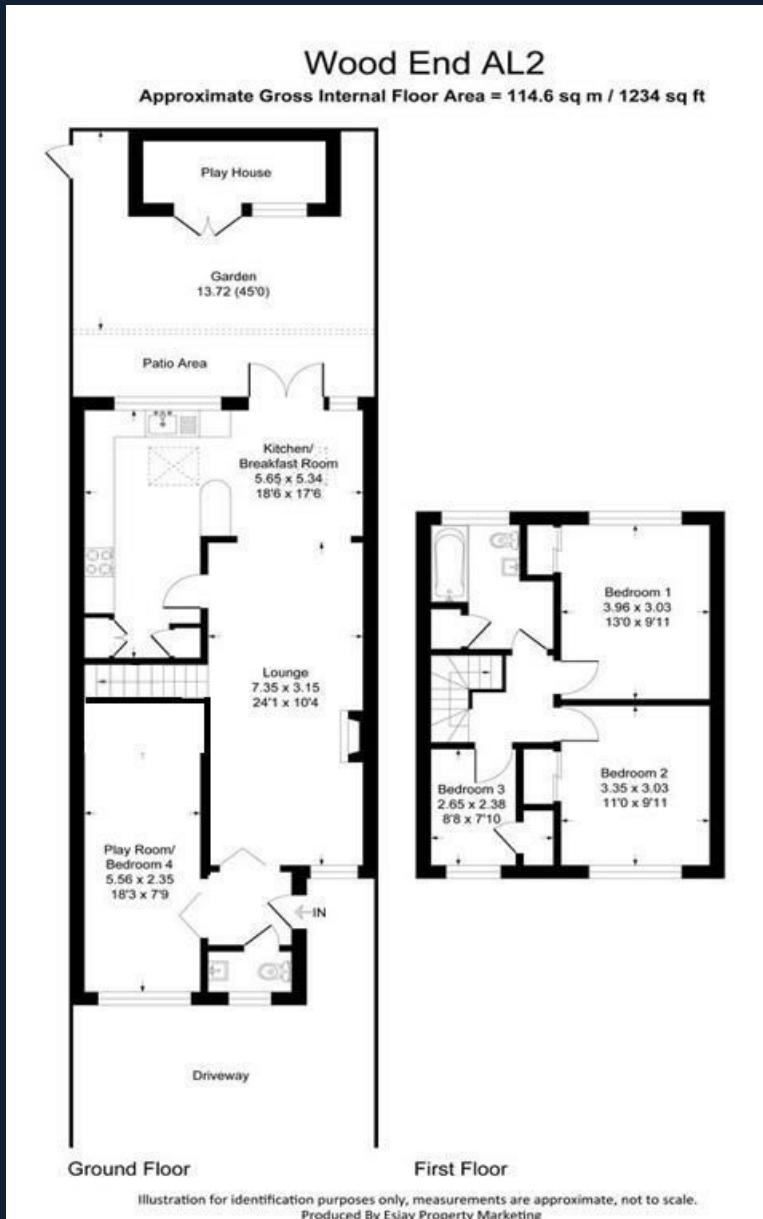




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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