



36 WYCH ELMS, PARK STREET, ST. ALBANS, AL2 2AS

GUIDE PRICE £495,000



36 Wych Elms, Park Street, St. Albans, AL2 2AS

Welcome to Wych Elms, a charming mid-terraced family home located in the desirable area of Park Street, St. Albans. This delightful property boasts a generous 1,238 square feet of living space, making it an ideal choice for first-time buyers or families seeking a comfortable and convenient lifestyle.

Upon entering, you are greeted by a spacious lounge and dining room that seamlessly connects to a bright conservatory, perfect for enjoying the garden views throughout the year. The kitchen is ample in size and fully functional, catering to all your culinary needs. Additionally, the convenience of a downstairs WC enhances the practicality of this home.

Upstairs, you will find three well-proportioned bedrooms, one of which features built-in wardrobe space, providing ample storage. The family bathroom is also located on this level, ensuring that all essential amenities are easily accessible.

The outdoor space is equally impressive, with a rear garden that offers a patio area. The garden can be landscaped to suit your personal taste, providing a wonderful opportunity to create your own outdoor oasis. At the front of the property, off-street parking for two vehicles is available, along with a garage that offers additional storage options or the potential for expansion, a common feature in this area.

This property comes to the market with no chain, making it a hassle-free option for prospective buyers. Its prime location ensures easy access to local amenities, excellent road and train links, and highly regarded schools, making it a perfect choice for families. Don't miss the opportunity to make this lovely house your new home.



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- No Upper Chain
- Popular & Convenient Location
- Mid Terraced Family Home
- Potential For Further Expansion (STPP)
 - Three Bedrooms
 - Downstairs WC
 - Conservatory
- Garage & Off Street Parking
- Close To Local Amenities & Good Road Links
- Council Tax Band D

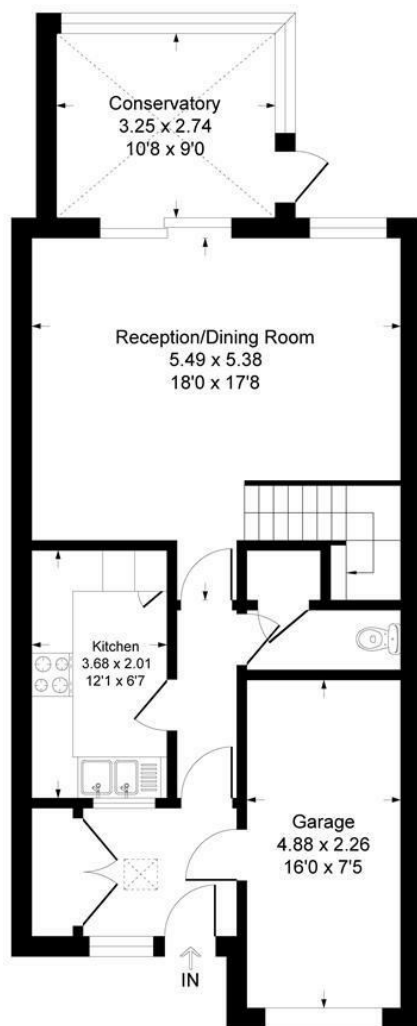




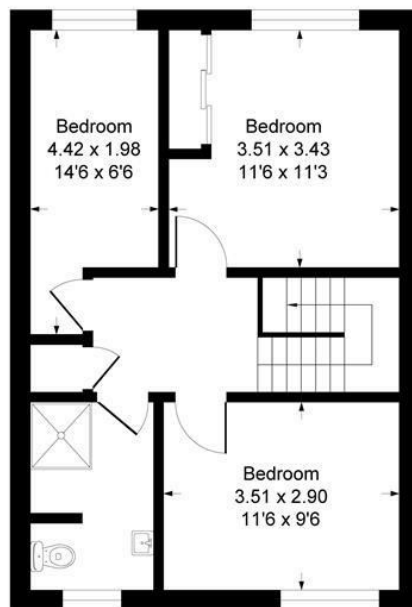
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Wych Elms AL2

Approximate Gross Internal Floor Area = 115.0 sq m / 1238 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		
(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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