



4 WOODLANDS, PARK STREET, ST. ALBANS, AL2 2AD  
GUIDE PRICE £350,000





CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

4 Woodlands, Park Street, St. Albans, AL2 2AD

\*\*\*NO UPPER CHAIN\*\*\* Welcome to this charming one-bedroom semi-detached house located in Woodlands of Park Street, St. Albans.

This delightful property is ideal for first-time buyers or downsizers looking for a cozy home in a peaceful cul de sac setting. With a spacious living room, well-appointed kitchen, and a lovely patioed rear garden, this home offers a comfortable setting.

The property boasts a generous living space of 485 sq ft, providing ample room for relaxation and entertainment. The benefit to this property is its good condition, all you have to do is move in and make it your own.

Conveniently located near How Wood train station, this home offers excellent transport links for easy commuting. Additionally, off-street parking is available, ensuring convenience for residents with a vehicle.

Don't miss the opportunity to own this lovely home in a sought-after location with good road links. Whether you're a first-time buyer or looking for a peaceful retreat, this property has much to offer. Book a viewing today and envision yourself living in this charming abode in St. Albans.



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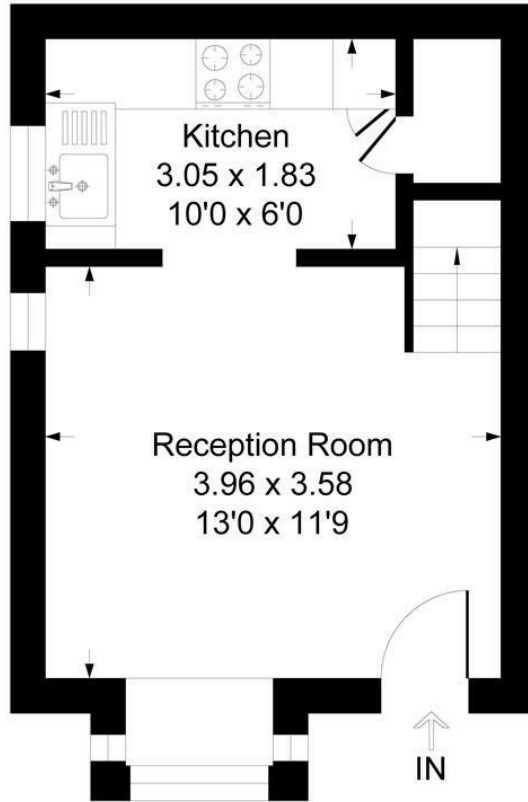


- No Upper Chain
- Private & Quiet Cul De Sac Location
- Perfect For First Time Buyers
- Semi Detached Home
- One Bedroom
- Rear Garden
- Off Street Parking
- Convenient Road Links
- Council Tax Band C

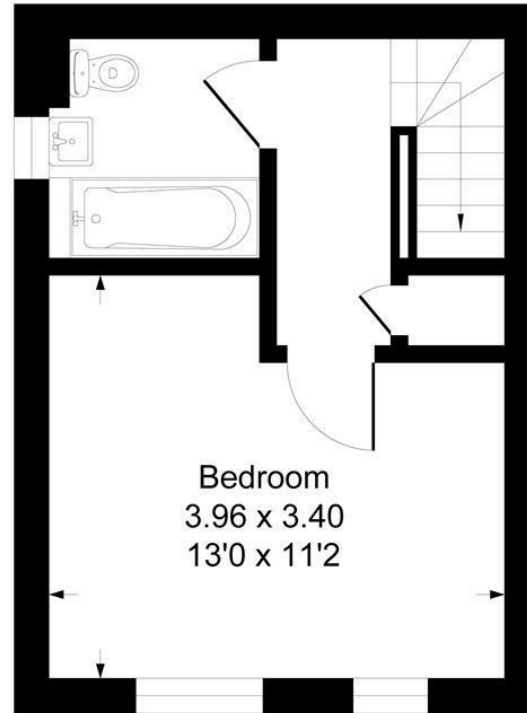


# Woodlands AL2

Approximate Gross Internal Floor Area = 45.0 sq m / 485 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                                 | 74      | 91   |
| (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<br>2002/91/EC  |

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