



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



78 MAPLEFIELD, PARK STREET, ST. ALBANS, AL2 2BQ

GUIDE PRICE £810,000



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Situated in Maplefield, Park Street, St. Albans, this delightful detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,525 square feet, the property features a spacious and light-filled open plan living area, ideal for both relaxation and entertaining. The large living room seamlessly connects into the dining room that flows through to the well-appointed kitchen, creating a welcoming atmosphere for family gatherings.

This charming residence boasts four generously sized bedrooms, with the main bedroom benefiting from its own en suite bathroom, providing a private retreat. The family bathroom serves the remaining three bedrooms, ensuring ample facilities for all. Additionally, a convenient downstairs office and WC enhance the practicality of the home, catering to modern family needs.

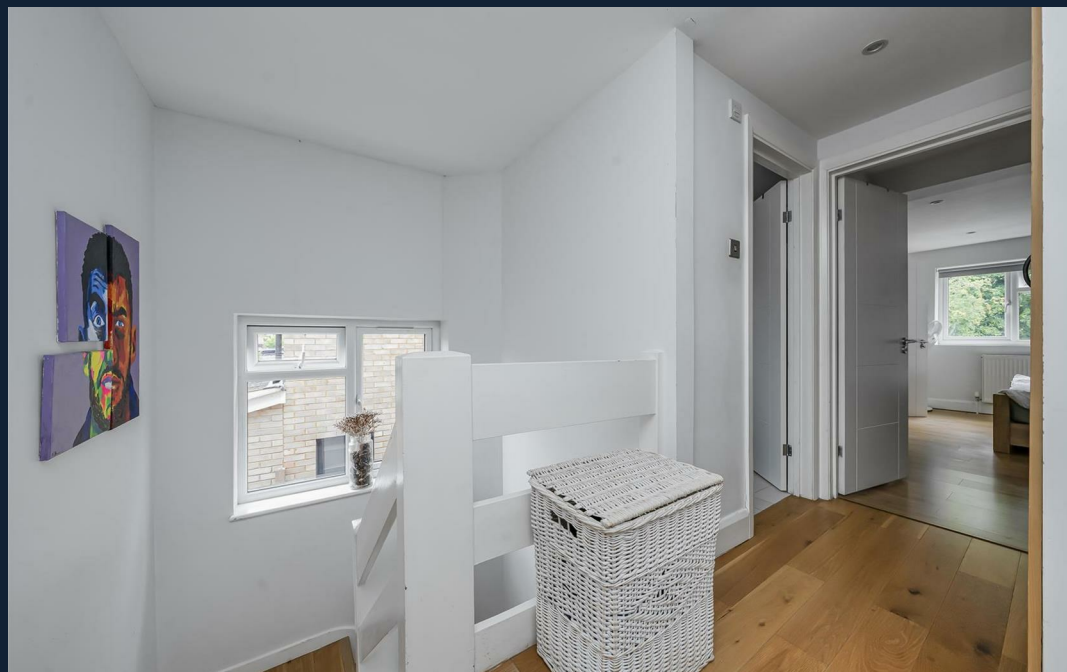
Outside, the property is complemented by a generous garden, predominantly laid to lawn, which includes a patio area perfect for outdoor dining and relaxation. An outbuilding currently serves as additional office space, offering versatility for those working from home or seeking extra storage.

With off-street parking, this home is not only functional but also conveniently located near local amenities, excellent road links, and highly regarded schools. This property presents an exceptional opportunity for families seeking a peaceful yet accessible lifestyle in St. Albans.





- Sought After & Convenient Location
 - Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
 - Office
- Large Modern Style Kitchen/Dining Room
 - Downstairs WC
 - Studio/Outbuilding
 - Off Street Parking
- Close Proximity to Local Amenities & Good Road Links







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Maplefield AL2

Approximate Gross Internal Floor Area = 141.7 sq m / 1525 sq ft

Outbuilding Area = 13.3 sq m / 144 sq ft

Total Area = 155.0 sq m / 1669 sq ft

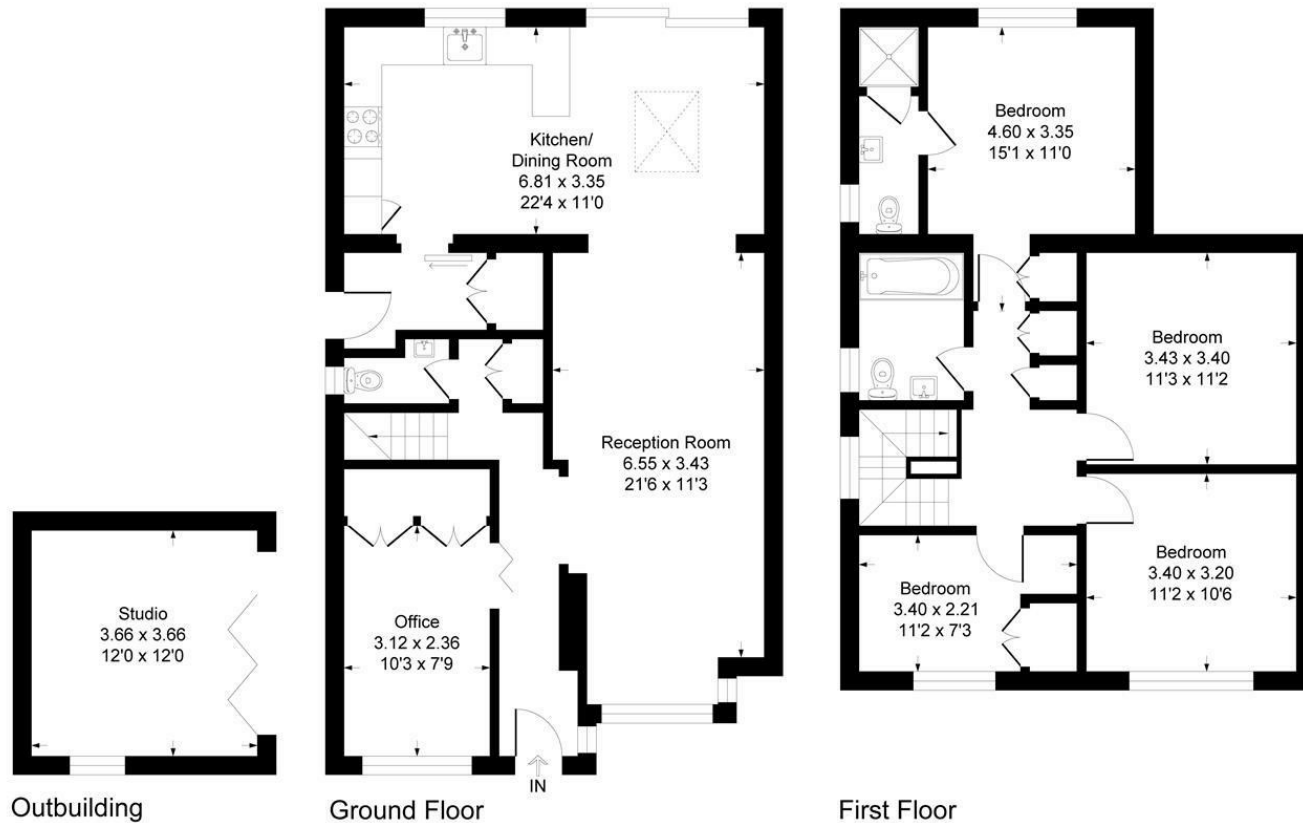


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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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