



Penn Road

Park Street | Hertfordshire | AL2 2QU

£650,000



STEP INSIDE

Penn Road

JW & Co. Langley are proud to offer this three-bedroom semi-detached family home situated on Penn Road, Park Street. The property is within easy reach of well-regarded local schools, amenities, and motorway links, including the M1 and M25.

The accommodation comprises an entrance hall, lounge/dining room, extended kitchen, downstairs WC/utility room, three bedrooms, and a family bathroom. Outside, the property features a private rear garden (approximately 70ft), a workshop/outbuilding, a garage, and a driveway for multiple vehicles.

This home is an ideal step up for a growing family in the local area, with scope for further extension. Planning permission is in place for single extensions to the front, side, and rear of the property (Planning reference: 5/2022/1275).









STEP OUTSIDE

Penn Road

Nestled within the picturesque Hertfordshire countryside, Park Street offers a serene and idyllic setting for its residents. Life here unfolds amidst a backdrop of rolling hills, verdant meadows, and charming woodland trails, inviting outdoor adventures and moments of tranquillity. The community spirit thrives, with friendly neighbours and vibrant local events fostering a sense of belonging. Park Street combines the best of rural living with urban convenience, boasting a range of amenities including quaint shops, cosy pubs, and family-run eateries serving up delicious fare. For families, the area is dotted with excellent schools and playgrounds, ensuring a nurturing environment for children to grow and thrive. Commuters benefit from seamless transportation options, with easy access to major roadways and efficient rail services connecting to nearby towns and London. Whether exploring the scenic countryside or enjoying the warmth of community gatherings, life in Park Street, AL2 is a harmonious blend of relaxation, convenience, and rural charm.



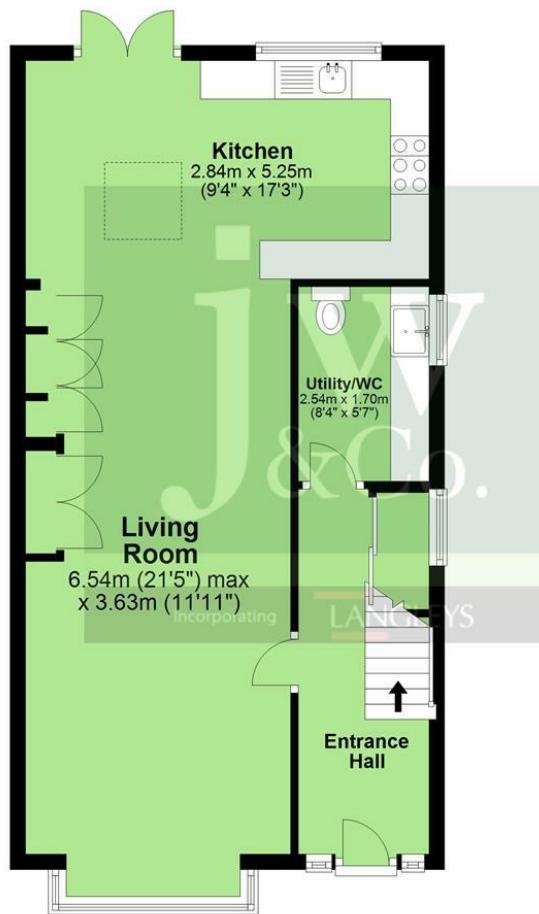
Outbuilding

Approx. 13.6 sq. metres (145.9 sq. feet)



Ground Floor

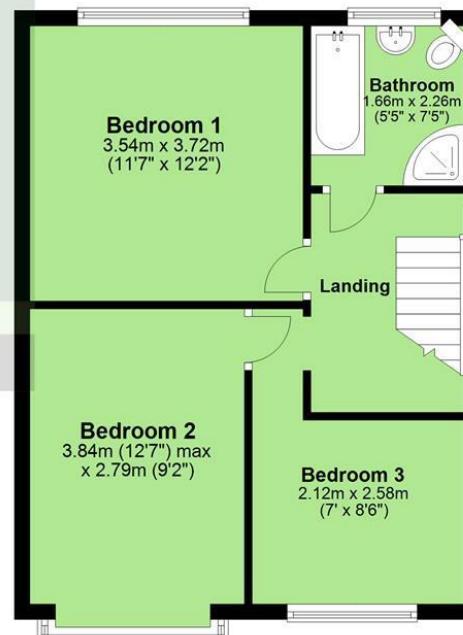
Approx. 53.0 sq. metres (570.9 sq. feet)



Total area: approx. 109.4 sq. metres (1177.7 sq. feet)

First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



John Whiteman & Company
01727 844444
stalbans@jwandco.co.uk

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.

Energy Efficiency Rating

