



49 Branch Road, Park Street, St. Albans, AL2 2LU

Guide Price £400,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS





- Ideal For First Time Buyers
- End Of Terrace
- Two Bedrooms
- Close To Local Amenities
- 0.5 Miles From Park Street Train Station
- Rear Garden
- Front Garden
- Council Tax Band D
- Good Road Links

Situated in a popular and sought after location within Park Street, St Albans. This well presented two bedroom period style end of terrace property is ideal for first time buyers and investors alike.

The property begins with a welcoming lounge which flows through into a dining area. There is a fully functional galley kitchen with ample eye and base level units. Completing the ground floor is rear access via the kitchen leading into the rear garden.

To the first floor, there are two bedrooms. The master bedroom overlooks the front aspect of the property. Completing the accommodation is a three piece bathroom.

Outside, there is low maintenance rear garden which comes mainly laid to lawn with patio area perfect for those summer months. There is also side access which leads to the front of the home.

Viewings strictly by appointment through Carter Hayward on 01923 682888.









## Branch Road AL2

Approximate Gross Internal Floor Area = 63.9 sq m / 688 sq ft

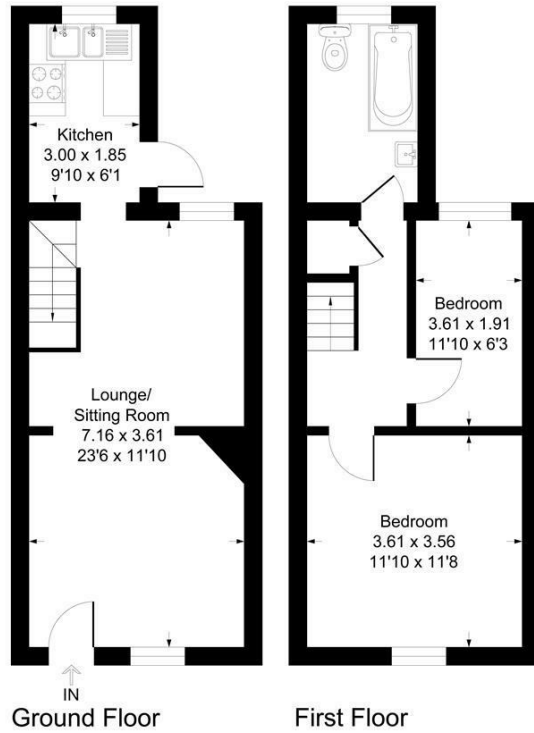


Illustration for identification purposes only, measurements are approximate, not to scale.



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119 Oakwood Road, Bricket Wood, St Albans,  
Hertfordshire, AL2 3QB  
01923 682 888 sales@carterhayward.co.uk

[www.carterhayward.co.uk](http://www.carterhayward.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
<i>Not energy efficient - higher running costs</i>			
		<b>63</b>	
		<b>83</b>	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>