



25a How Wood, Park Street, St. Albans, AL2 2QY

Guide Price £485,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Town House
- Four Bedrooms
- Spacious Accommodation
- Kitchen/Diner
- Off Street Parking To The Rear
- Garden Frontage
- Communal Garden
- Unique Home

Carter Hayward are delighted to present to the market this spacious and very unique town house, situated in a popular and convenient location.

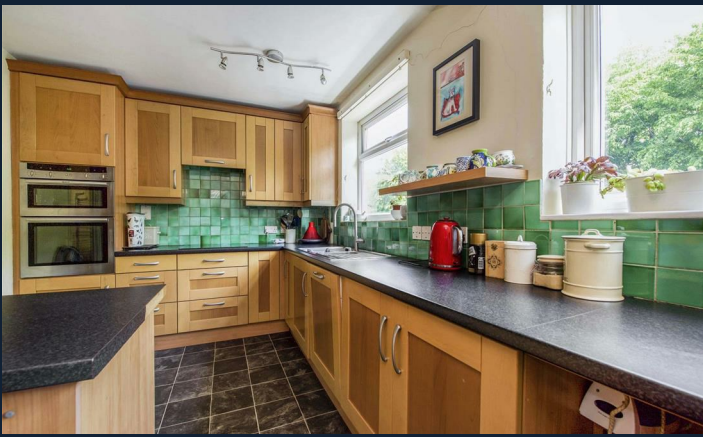
The property begins with stairs leading up to the accommodation, which offers a generous sized lounge overlooking the gardens. Furthermore, there is a large fully functioning kitchen/diner which completes the first floor.



On the second floor there are three bedrooms, the two larger bedrooms offer built-in wardrobes. Finally and completing the accommodation is a three-piece family bathroom.

Outside the property offers a private front garden and access to a large communal garden. To the rear of the property there is off-street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





How Wood Park Street St. Albans AL2

Approximate Gross Internal Floor Area = 124.8 sq m / 1343 sq ft

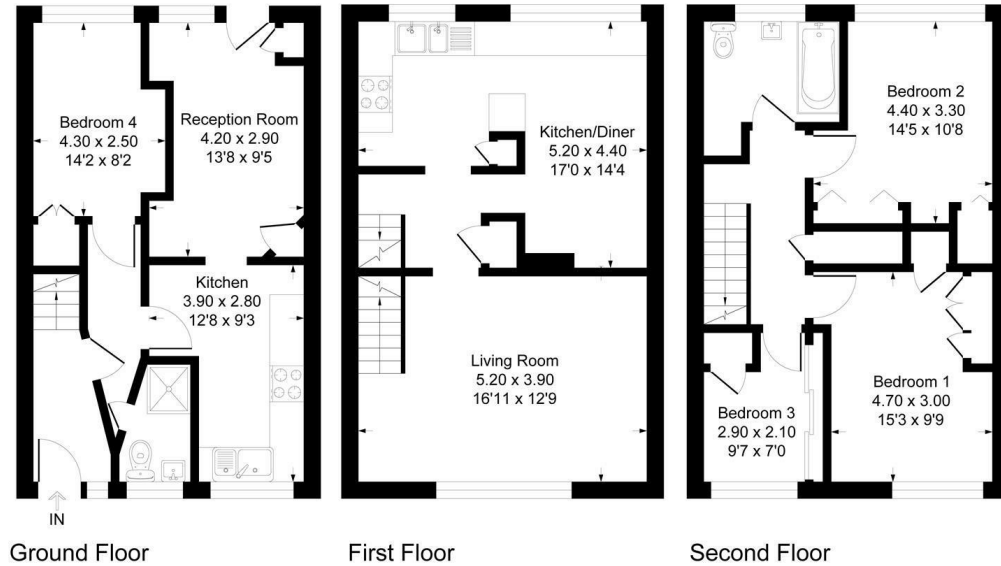


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		85	EU Directive 2002/91/EC



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