



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Maplefield, Park Street, AL2 2BD
Asking Price £475,000

Offered for sale is this three-bedroom terraced home, ideally situated in the popular village setting of Park Street, St Albans. The property presents a wonderful opportunity for those looking to put their own stamp on a home, as it requires modernisation throughout.

With generous proportions and a practical layout, it provides an excellent foundation for updating to suit modern tastes and lifestyles.

The accommodation begins with an entrance porch leading through to a ground floor WC and hallway. From here, you are welcomed into a bright dual-aspect living room, enjoying plenty of natural light and direct access to the garden via sliding patio doors.

The kitchen is positioned to the rear of the property and also offers a convenient door opening onto the garden, making it an ideal space for family living or entertaining.

Upstairs, a central landing leads to three well-sized bedrooms and a family bathroom, offering flexibility for a growing family, a home office, or guest accommodation.

Outside, the property features a low-maintenance rear garden, providing a private space to relax or enjoy outdoor dining. In addition, there is the benefit of a garage located to the rear, adding valuable storage or parking options.

Perfectly positioned within Park Street, the home is well-placed for access to local amenities, schools, and transport links, whilst being within easy reach of St Albans city centre with its wide range of shopping, dining, and leisure opportunities.

This property represents a fantastic chance to create a home in a sought-after location, with endless scope for improvement and personalisation.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D









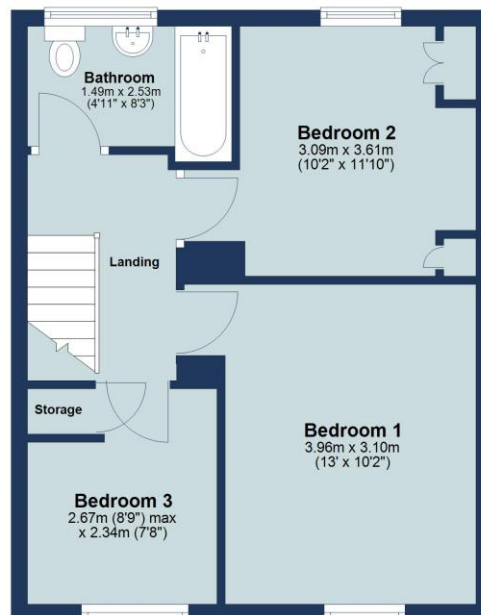
Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 82.2 sq. metres (884.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage not included in the total floor area.
Plan produced using PlanUp.

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