



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

Woodlands, Park Street, AL2 2AD
Asking Price £350,000

This charming FREEHOLD HOUSE is offered with NO UPPER CHAIN, making it an ideal choice for a smooth and straightforward move.

The property features a spacious double bedroom, along with a well-appointed three-piece bathroom suite. The living / dining area is bathed in natural light thanks to their dual aspect, creating a bright and airy space.

The separate kitchen provides a functional cooking space, while the patio garden offers a perfect spot for outdoor relaxation. Additional benefits include off-street parking and a peaceful location within a quiet cul-de-sac.

Situated to the south of St Albans, Park Street is ideally positioned close to local parks, essential shops, and the Abbey Flyer railway station, providing easy access to St Albans and Watford Junction. The major motorway networks and St Albans city centre are also conveniently accessible by car.

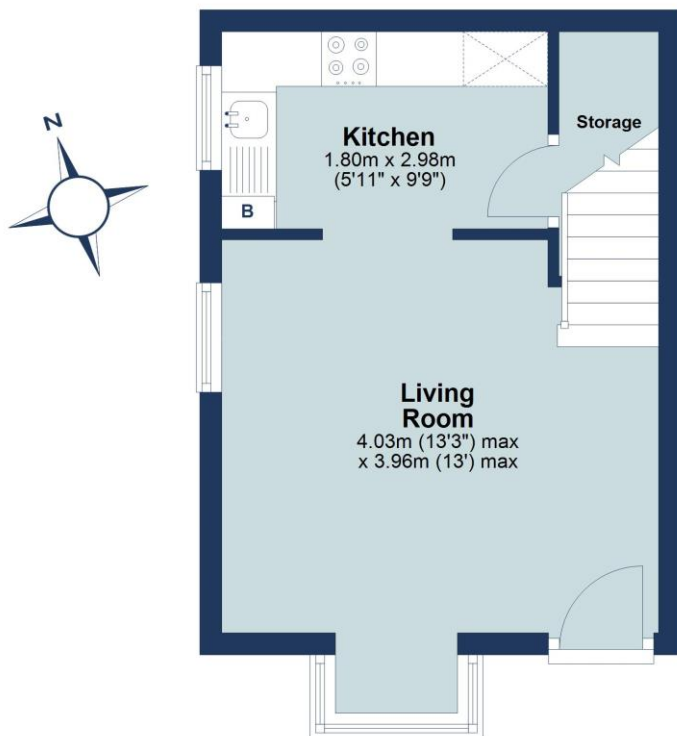
Tenure: Freehold
Council Tax Band: C
EPC Rating: C





Ground Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.6 sq. feet)



Total area: approx. 55.3 sq. metres (595.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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