



**BENJAMIN
STEVENS.**
estate agents



Ringway Road, St. Albans AL2 2RE

Asking Price £670,000

An extended bright and spacious FIVE BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM SEMI DETACHED FAMILY HOME boasts a 24ft Lounge/Dining Room, Kitchen/Breakfast Room, Sitting Room/Bedroom with an En-Suite Shower Room (on ground floor), Study/Office. The Property is being offered in good decorative order and benefits from a South Facing Rear Garden & Off Street Parking for Three Cars. Conveniently located for Easy Access to the M25 & M1, How Wood Railway Station, connecting to St Albans Abbey and Watford Junction.
(THE PROPERTY HAS THE ADDED BENEFIT FROM HAVING THE POTENTIAL TO EXTEND STPP)

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Entrance Hall:



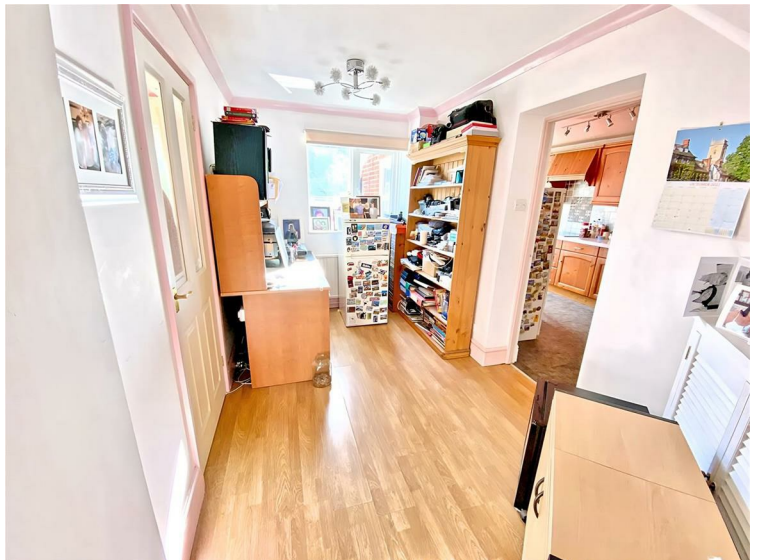
Sitting/Guest Bedroom:



Lounge/Dining Room:



Study/Office



Kitchen/Breakfast Room:



Bedroom One:



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Bedroom Two:



Rear Garden:



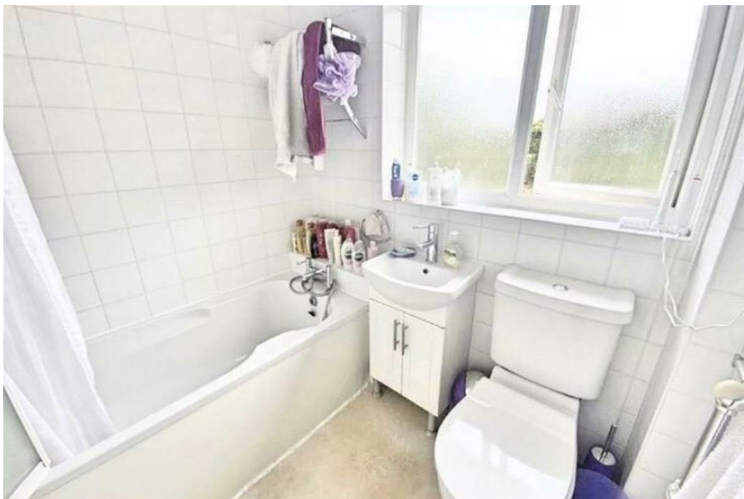
Bedroom Three:



Rear Garden:



Family Bathroom:



Rear Aspect:



Tenure:

This is a freehold property.
Council Tax Band E: Currently £2437 per annum.

Disclaimer:

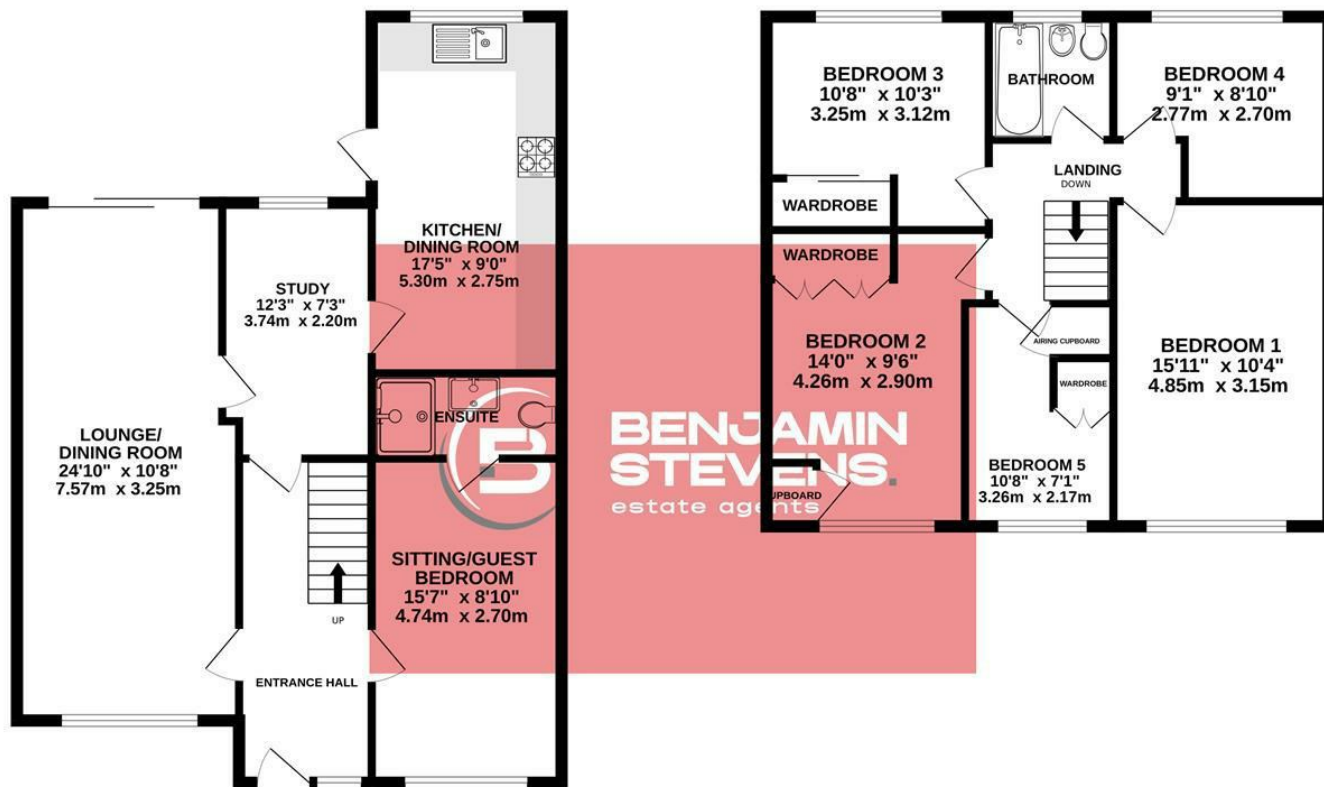
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process

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GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



FIVE/SIX BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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