



Station Terrace, Park Street, AL2



Key Features

- Stunning Period Property
- Two Double Bedrooms
- Refitted Modern Kitchen
- Fabulous Living/Dining Room
- Four Piece Bathroom
- Impressive & Mature Rear Garden
- Garden Room / Office With Power & Light
- Viewing Highly Recommended

The Property

A fabulous two bedroom period property with a impressive rear garden and the additional benefit of a garden room/office, located in the heart of Park Street village, within a short distance of St. Albans. Viewing highly recommended.

Upon entering, you'll find a welcoming living room that flows seamlessly into a good-sized dining area, creating an open and versatile space for relaxing and entertaining.

The property boasts a modern fitted kitchen with integrated appliances, leading out to a beautifully maintained rear garden. This mature garden features a patio area, lawn, and an array of shrubs and trees, providing a peaceful outdoor retreat.

An additional highlight is the garden room/office, complete with power and light, perfect for remote working or a creative space.

Upstairs, there are two double bedrooms. The master bedroom benefits from a fitted wardrobe, while the second bedroom, located at the rear, overlooks the rear garden. The landing offers additional space for a desk, perfect for a small home office or study nook. The upstairs is completed by a good size four-piece family bathroom, including a bath and separate shower.

With its ideal location in Park Street village and proximity to St. Albans, this property offers excellent access to local amenities and transport links.

A viewing is highly recommended!

Guide £450,000





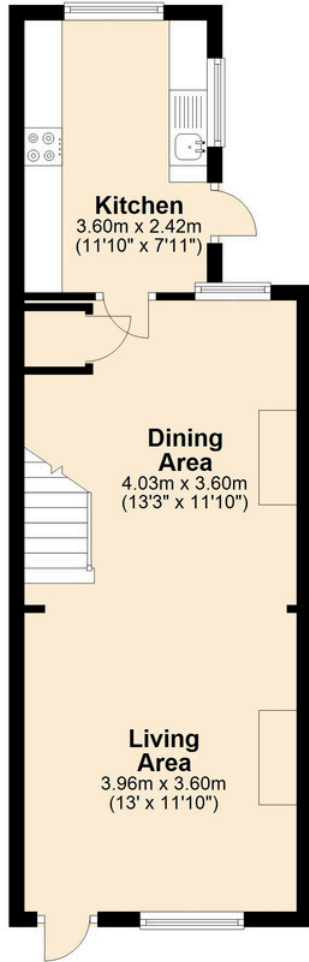






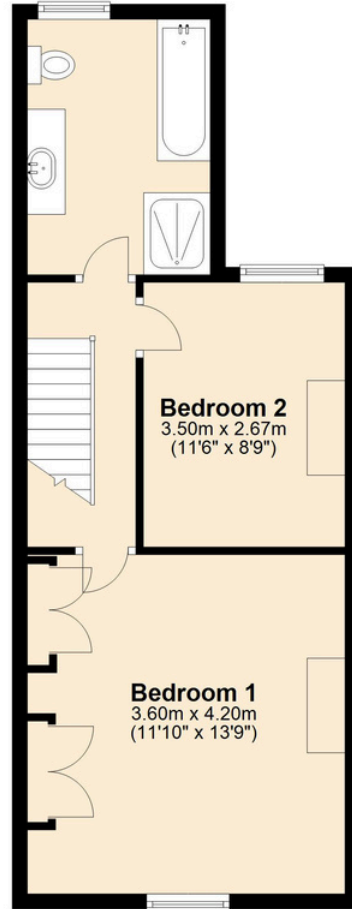
Ground Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



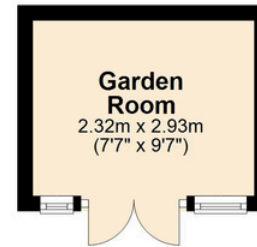
First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Garden Room/Office

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 76.7 sq. metres (825.8 sq. feet)

Plan created by Fullbrook & Floor Estate Agents. These measurements are an indication. Total SQFT Excl Garden Room/Office
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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