



All The Ingredients Needed For A Fabulous Lifestyle

An opportunity to acquire a property such as this is a rarity, especially one that has a lot of potential for you to create a home that will suit your needs and requirements. With the relevant planning consents there is scope to enlarge and improve the property. Positioned in a prime location is this two bedroom detached bungalow with a good sized frontage and an attractive rear garden. The property has been well maintained and features an entrance porch, a large entrance hall, living room with large double doors leading into the conservatory, dining room, fitted kitchen with built in appliances, shower room, separate w.c. and two bedrooms. Externally, the attractive rear garden is mainly laid to lawn with patio area and stocked with a variety of mature plants and shrubs. A generous sized front garden allows the property to be well set back from the road and provides off road parking for several vehicles. Park Street Lane is a prime location situated within the village of Park Street which boasts a variety of properties. The village is well serviced with a selection of good local amenities and shops and is conveniently located for ease of access to the motorway networks. Excellent road links and reasonable rail links are within the Village boundaries, whilst St. Albans city centre, with its extensive shopping and leisure facilities is situated approximately two and a half miles away.

PARK STREET LANE

ST. ALBANS

AL2 2AQ

Guide Price £575,000





*Specialists in
Bespoke Properties*

- Bungalow
- Three Bedrooms
- Enclosed Rear Garden
- Car Port
- Close To Local Shops
- Close To How Wood Station

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

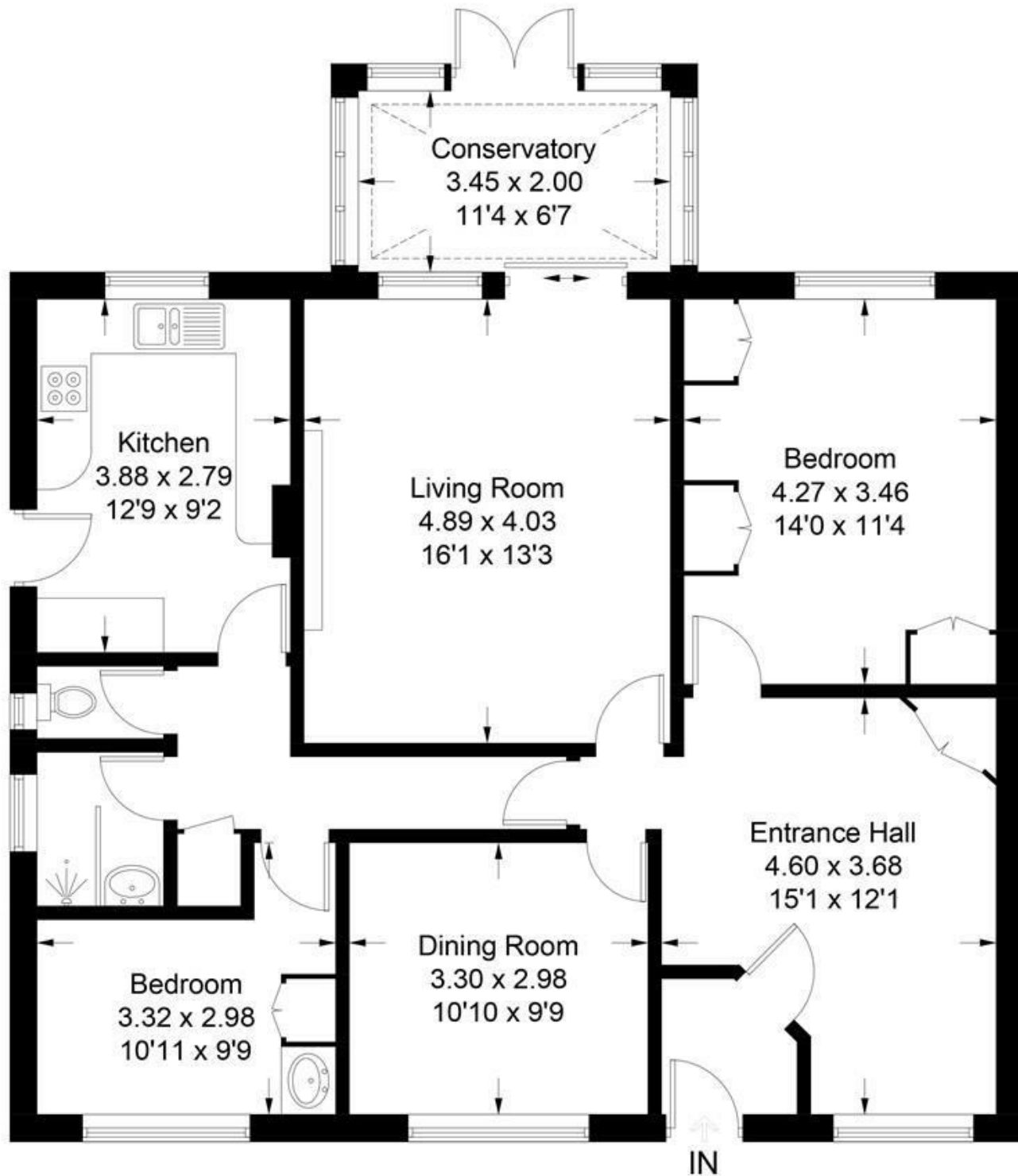
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

Park Street Lane

Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID915974)

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Award Winning Agency