



Pearl & Chance

Spooners Drive, Park Street, St Albans

£550,000

# Spooners Drive, Park Street

St. Albans, AL2 2HN

Nestled in the quiet and highly sought-after location of Spooners Drive, this semi-detached bungalow is truly a hidden gem, offering tranquillity within easy reach of all local amenities. The property presents an excellent opportunity for those seeking to extend their living space, which consists of an entrance hall, a large through-lounge and dining area, a kitchen breakfast room, two spacious double bedrooms, a shower room, an external garage and a generous sun trap garden perfect for gardening enthusiasts. This charming bungalow is conveniently located close to local schools and shops, ensuring that everything you need is on your doorstep. How Wood Train Station is just a short walk away.

Council Tax band: E

Tenure: Freehold

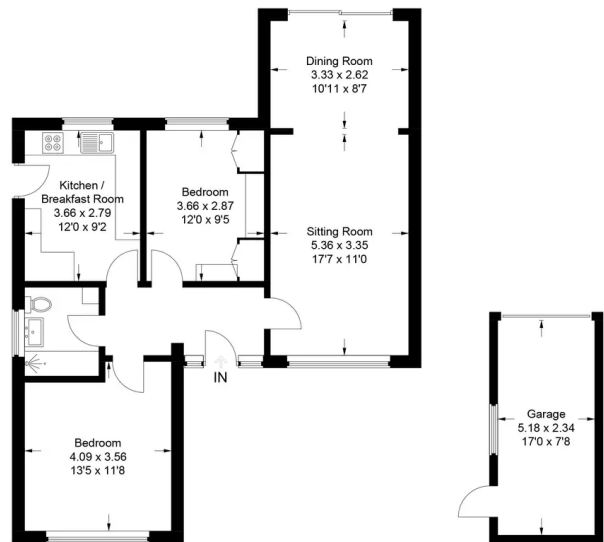
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Approximate Gross Internal Area = 75.3 sq m / 810 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 87.5 sq m / 941 sq ft




(Not Shown In Actual Location / Orientation)

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.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.