



Birchwood Way, Park Street, St Albans AL2 2SE

Asking Price £850,000 Freehold

Constructed in 2011, this deceptively spacious detached family home boasts four generous bedrooms and offers 1648 sq. ft of impeccably presented and impressively designed living space.

Call Neil Hughes on 07375 804922 to arrange a viewing.

Key Features

- Modern Detached House
- Open Plan Kitchen/Dining Room
- Four Good Size Bedrooms
- Living Room
- Sitting Room
- Utility Room
- En-Suite to Master Bedroom
- Family Bathroom
- Downstairs Shower Room
- Off- Street Parking
- Part Under Floor Heating
- South Facing Garden

The property is located in a popular residential location with easy access to the villages good local infant & junior schools, a comprehensive shopping parade and the M25 & M1 motorways. How Wood Station is just a short walk away, which runs between St Albans Abbey and Watford Junction.

Entrance Hall: 5.63m x 1.6m (18'6" x 6'2") Tiled floor with under floor heating, staircase to the first floor with storage cupboard below, doors into-

Shower Room: 3.18m x 1.32m (10'5" x 4'4") Quality suite, mostly tiled and featuring a superb oversized walk-in shower, window to front

Open Plan Kitchen/Dining Room: 5.02m x 4.51m (16'6" x 14'10") Glazed French doors into the garden, under floor heating, windows to side and rear, door into-

Utility Room: 2.06m x 2.01m (6'9" x 6'7") Extra storage units with a sink, heating and hot water system, window to front.

Living Room: 5.76m x 4.21m (18'11" x 13'10") Four panel Bifold doors into the garden, window to side.

Sitting Room: 4.87m x 3.75m (16'0" x 12'4") Window to front.

On the first Floor: Access to part boarded loft, built-in cupboard, window to side, doors into-

Bedroom One: 3.84m x 3.75m (12'7" x 12'4") Window to front, fitted wardrobes, door into-

En-Suite Shower Room: 2.36 x 0.93m (7'9" x 3'3") Mostly tiled, shower cubicle, basin and w/c, window to side.

Bedroom Two: 3.92m x 3.48m (12'10" x 11'5") Window to rear.

Bedroom Three: 4.02m x 3.37m Max (13'2" x 11'1") Max Window to rear.

Bedroom Four: 3.06m x 2.96m Max (10'0" x 9'9") Max Window to front, storage cupboard.

Family Bathroom: 2.36m x 1.63m (7'9" x 5'4") Mostly tiled with a style bath, basin and w/c, window to side.

Rear Garden: Excellent size south facing family garden, mainly laid to lawn with a good size patio area, outside hot & cold water taps, quality fencing.

Outside: Off-street parking for at least two cars, secure side gate with access to the rear garden.

Local Council: St Albans District Council

Council Tax Band: (E)

Energy Performance Rating: (F)

Tenure: Freehold



Kitchen/Dining Room



Living Room



Sitting Room



Shower Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom



Rear Garden



Rear Garden



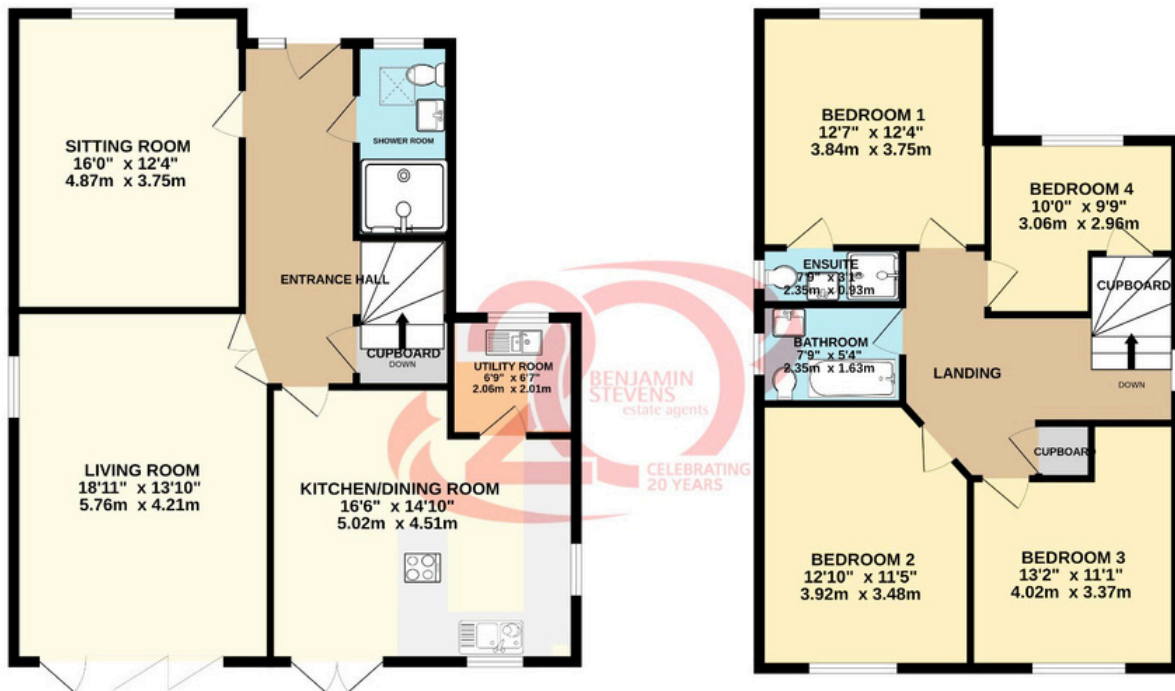
Rear Aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC (C)



Map



FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1648 sq.ft. (153.1 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.

Total Floor Area
153.1 sq.m. / 1648 sq.ft.