



How Wood, Park Street, St Albans, AL2

£275,000

TA
UK®

Key Features

- Two Storey Maisinette
- Three Bedrooms
- Kitchen/Breakfast Room
- Spacious Living Room
- Bath/Shower Room
- Large Master Bedroom
- Long Lease
- No Chain
- Easy Access to M25 & M1
- Ideal Investment Property



A spacious two-storey maisonette above the friendly How Wood shopping parade, close to schools, bus routes and How Wood station for links to St Albans and Watford. Offered with a long lease and no chain.





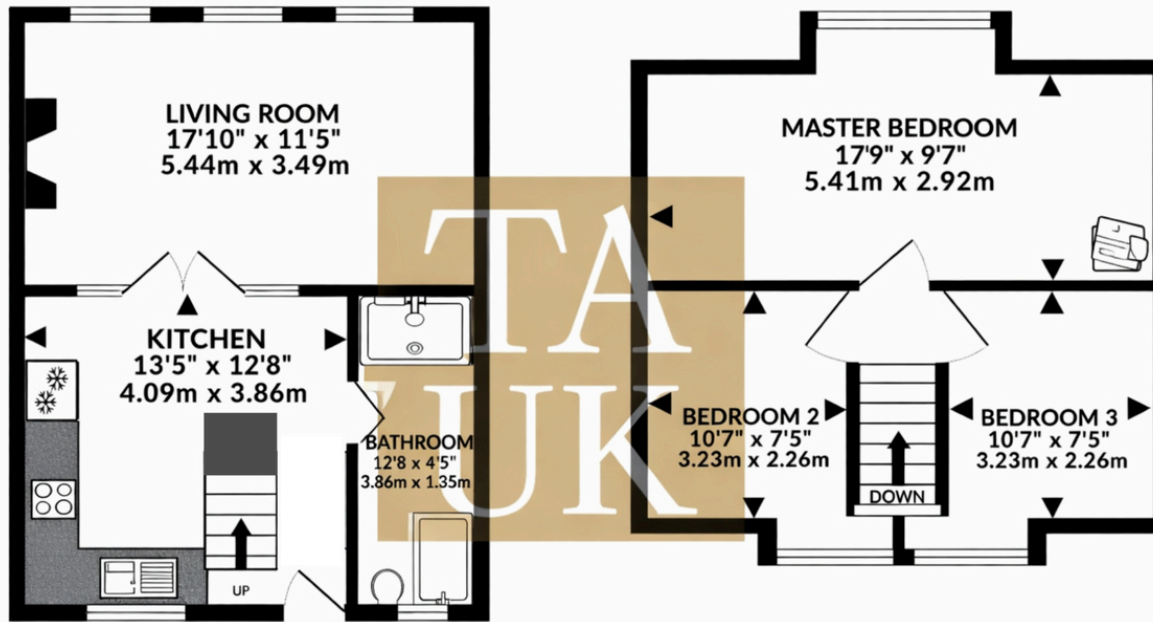
The property offers a bright, open-plan kitchen with glazed double doors leading into a generously sized living room, creating a welcoming and versatile space for everyday living. The bathroom features both a bath and a separate shower, adding comfort and convenience. Upstairs, the spacious principal bedroom is complemented by two further single rooms, ideal for children, guests, or flexible home-office use.

Access is provided via staircases at either end of the shopping parade, leading to the maisonette along a wide, open walkway.

Perfectly positioned less than three miles from St Albans City Centre, the home enjoys excellent access to the village's amenities, including a comprehensive shopping parade, two well-regarded infant and junior schools, and How Wood Station on the Abbey Line with direct links to St Albans Abbey and Watford Junction. The M25, M1 and Radlett's Thameslink station are also within easy reach.

Park Street remains a highly sought-after location, celebrated for its strong community feel, superb transport connections, and close proximity to both open countryside and historic St Albans.





TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements, doors, windows, and room sizes approximate and No responsibility is taken for any error, omission or mis-statement. The plan should be used as a guide by prospective purchasers. Not to scale. Systems and appliances shown have not been tested and no guarantee as to operability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Leasehold
Council Tax Band: C
Council Authority: Sr Albans