



Connells

Grovebury Gardens
Park Street St. Albans



Property Description

Extending to approximately 686 sq ft, the property offers well-balanced accommodation throughout. A welcoming entrance porch leads into a bright and spacious lounge, creating an inviting space for both relaxing and entertaining.

The fitted kitchen is thoughtfully arranged, while two generous bedrooms provide comfortable accommodation, with the principal bedroom enjoying direct access to the private rear garden, allowing for a wonderful connection between indoor and outdoor living.

The rear garden features an attractive patio seating area alongside a well tended lawn, creating the perfect setting to enjoy the warmer months with minimal upkeep.

A real advantage of this home is the attached garage, which not only provides excellent storage and secure parking but also offers exciting potential to create additional living accommodation, subject to the necessary planning permissions and building regulations.

The property further benefits from a private driveway providing off-street parking, with additional visitor parking conveniently located nearby.

Perfectly suited to those looking to downsize without compromise, this charming bungalow also offers an exciting opportunity for buyers wishing to modernise or extend a home to suit their own lifestyle.

Combining a peaceful setting, generous accommodation, exciting future potential and an enviable location, this is a home that is certain to appeal to a wide range of buyers.

Location

Ideally positioned within easy reach of the local amenities of both Park Street and How Wood, the property enjoys excellent transport connections, including nearby How Wood railway station with direct links into London via Watford Junction, together with easy access to the M25, M1 and the vibrant city centre of St Albans.

Lounge/Diner

13' 9" x 12' (4.19m x 3.66m)

Kitchen

9' 11" x 7' 1" (3.02m x 2.16m)

Bedroom One

12' x 11' 3" (3.66m x 3.43m)

Bedroom Two

10' 1" x 7' 11" (3.07m x 2.41m)

Garage

17' 5" x 7' 10" (5.31m x 2.39m)









Total floor area 63.7 m² (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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38 Chequer Street
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EPC Rating: Council Tax
Awaited Band: E

Tenure: Freehold

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