



Ringway Road, Park Street, AL2



Key Features

- Three-Bedroom Semi-Detached Home
- Spacious 24ft Lounge/Dining Room
- Modern Fitted Kitchen
- Conservatory
- Modern Bathroom Suite
- Pleasant Landscaped Rear Garden
- Off-Road Parking
- Quiet Cul-de-Sac Location
- Popular Park Street Village Location
- Convenient for St Albans, M1 & M25

The Property

This well-presented three-bedroom semi-detached home offers flexible and well-proportioned living accommodation, making it an ideal choice for a young or growing family.

The front door opens into a spacious 24ft lounge/dining room, providing an excellent area for both everyday family living and entertaining. To the rear, a conservatory overlooks and opens directly onto the garden, creating additional living space and a pleasant connection between the house and garden. The ground floor also features a modern fitted kitchen with a door leading to the rear garden, together with a useful WC and storage cupboard.

On the first floor are three good-sized bedrooms and a modern fitted family bathroom.

Outside, the block-paved driveway provides off-road parking. The pleasant landscaped rear garden is predominantly laid to lawn with a patio area, established borders and a garden shed, providing an attractive and practical outdoor space for families to enjoy.

Ringway Road is a quiet residential cul-de-sac in the popular village of Park Street. A range of local shops and everyday amenities are within walking distance, together with regular bus services providing connections to St Albans and the surrounding area.

The property is also conveniently placed for highly regarded local schools, while St Albans city centre and the M1 and M25 motorway networks are only a short drive away.

Offering a combination of generous living space, a pleasant garden, off-road parking and a convenient village location, this is a superb family home and early viewing is highly recommended.

Guide £539,950





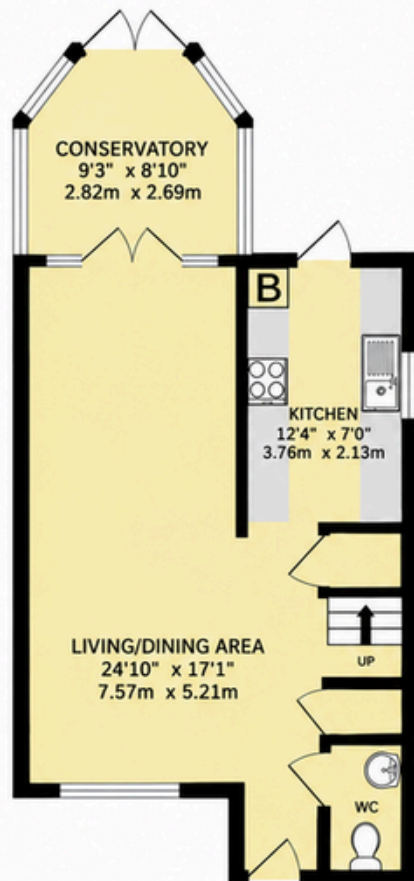




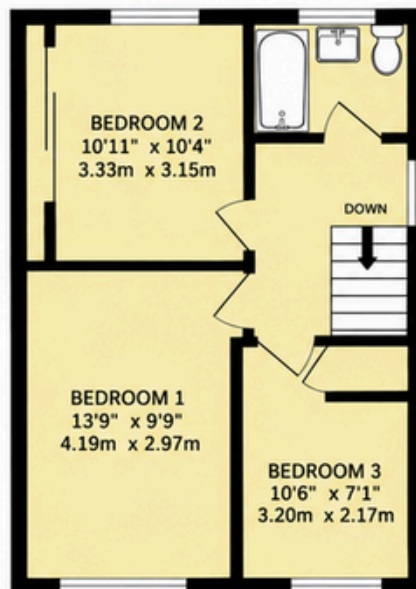




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

All measurements of doors, windows, rooms and any other items are approximate and for illustrative purposes only.
This plan is not to scale and should be used as a guide only.

Floor plan created by Fulbrook and Floor Estate Agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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