



**BRADFORD  
& HOWLEY**  
HARPEN DEN | MARSHALSWICK | ST ALBANS

Park Street, St. Albans, AL2 2PE  
Asking Price £440,000

Offered for sale with NO UPPER CHAIN

Backing onto the River Ver is this charming TWO-BEDROOM COTTAGE with a large rear garden that stretches to approx. 100ft.

The property is situated to the south side of St Albans in the popular village of Park Street.

The property comprises an open plan living / dining room with a feature fireplace, separate kitchen with a door leading into the garden, two bedrooms and a stylish bathroom with freestanding roll top bath.

Externally the property benefits from a large rear garden including patio and lawn areas and a HOME OFFICE with power and lighting to the rear.

At the end of the garden is a peaceful decking area overlooking the river ver.

Park Street is located to the south of St Albans and is ideally placed close to nearby parks, a selection of day to day shops and

the Abbey Flyer with trains into St Albans and Watford Junction.

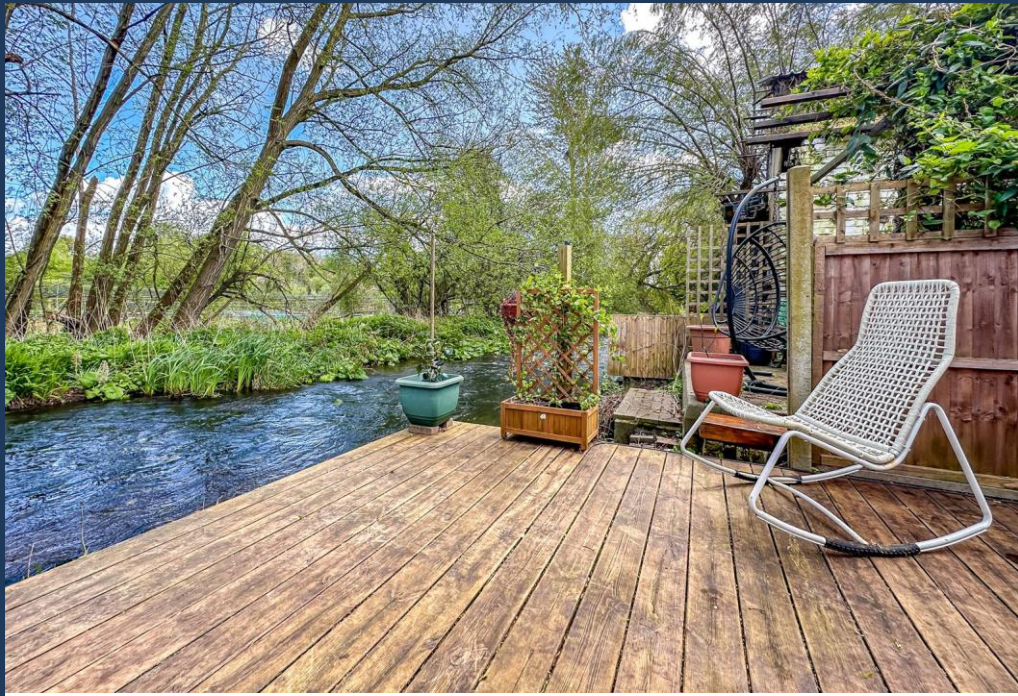
The major motorway networks and St Albans city centre is easily accessible by car.

**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: D**



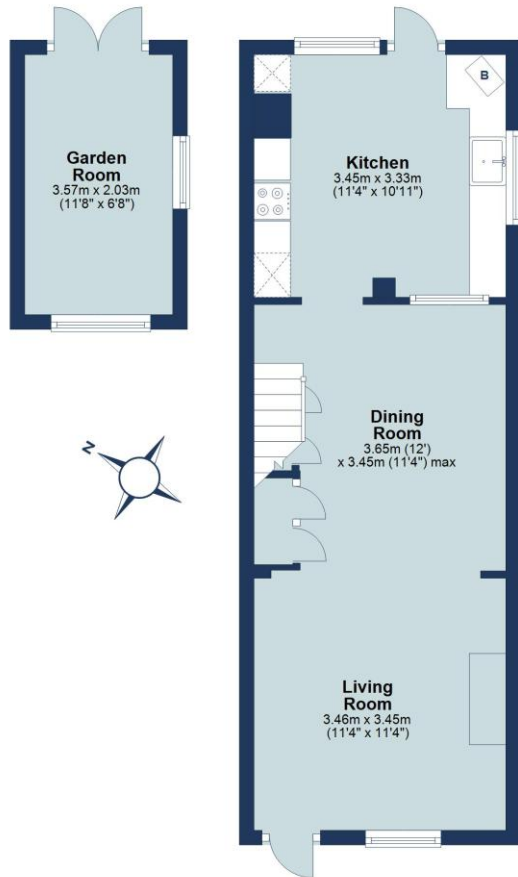






## Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



## First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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