



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

The Beeches, Park Street, AL2 2PL
Asking Price £315,000

Offered for sale with no upper chain, this well-proportioned two-bedroom first floor maisonette enjoys an attractive position in the popular village of Park Street. The property offers bright and comfortable accommodation together with the benefits of a private rear garden overlooking the River Ver, a garage en bloc, a share of the freehold and the owners are currently extending the Lease.

The maisonette is approached via its own ground floor entrance, with stairs rising to the first floor and a central landing providing access to all rooms. The living room is a particularly generous space, measuring approximately 16'1" x 10', with a large window providing plenty of natural light and ample room for both sitting and dining areas.

The separate kitchen is fitted with a range of wall and base units complemented by generous work surfaces, with space for appliances and a wide window creating a bright and pleasant feel.

There are two well-proportioned bedrooms, both enjoying leafy outlooks to the rear. The principal bedroom benefits from an extensive range of fitted wardrobes, while the second bedroom is also a good size and offers flexibility for use as a guest room or home office if preferred. A tiled shower room, fitted with a shower enclosure, wash hand basin and WC, completes the accommodation.

A particular feature of the property is its private rear garden, with established planting creating an attractive outdoor space. At the end of the garden is a decked seating area overlooking the River Ver, providing a lovely setting for outdoor dining or simply relaxing beside the water. The property also benefits from a garage en bloc, providing useful parking or additional storage.

The Beeches is situated in the popular village of Park Street, to the south of St Albans. The village offers a range of everyday amenities and its own railway station, with further facilities available in the surrounding area.

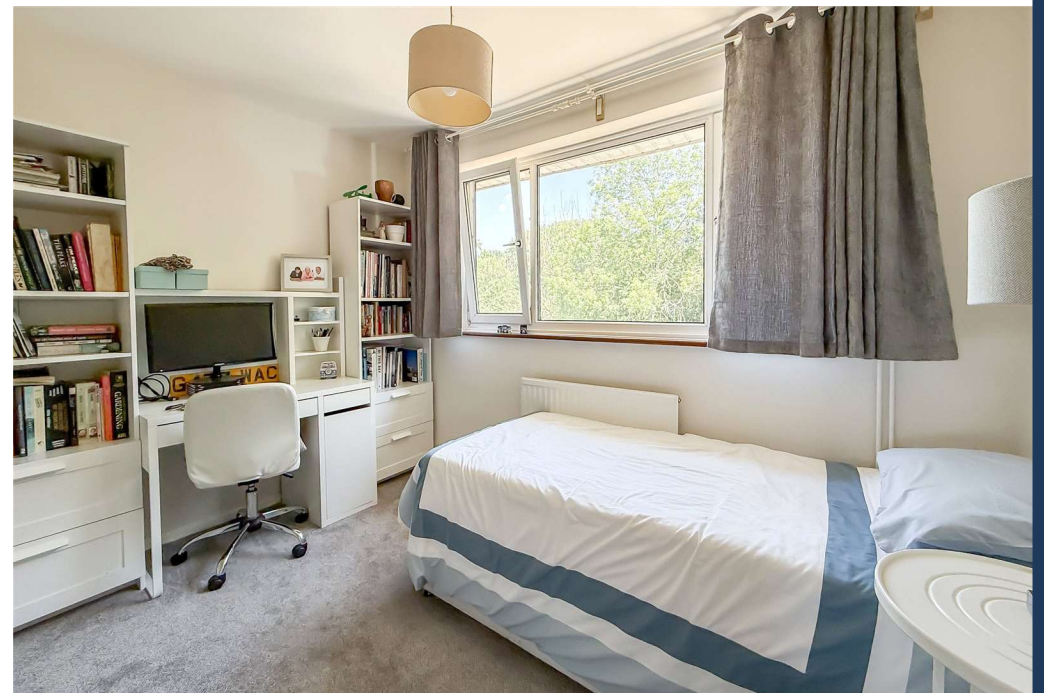
St Albans city centre is within easy reach, offering an excellent selection of shops, restaurants, cafés and leisure facilities, together with the mainline station providing regular services into London St Pancras International.

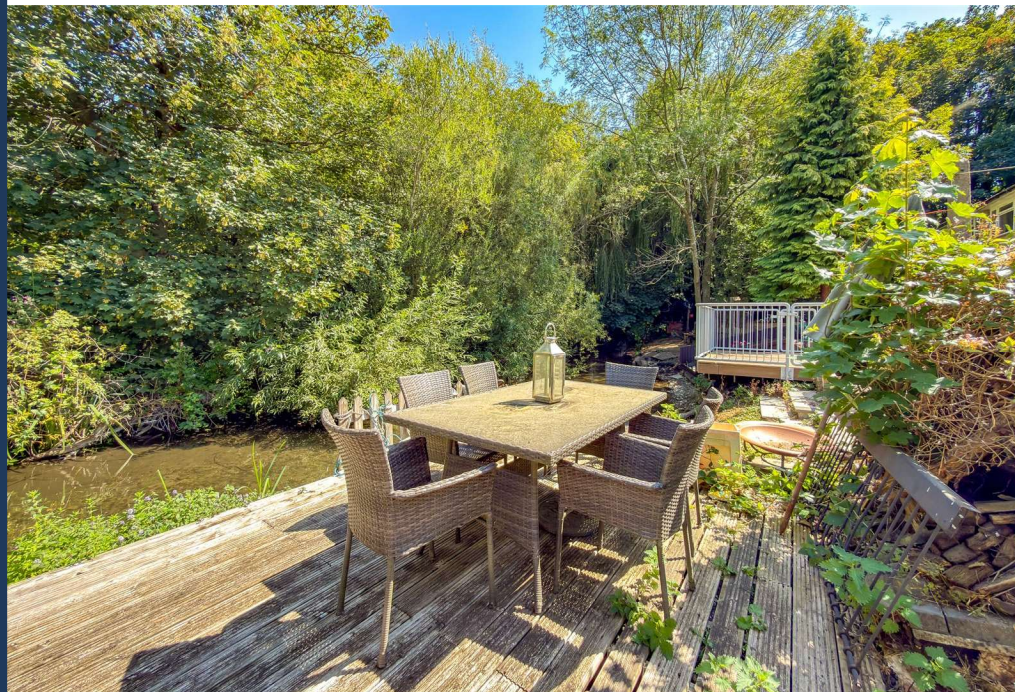
The location is also well placed for access to the surrounding road network, including the M1 and M25, making it convenient for those travelling further afield. Combining generous accommodation with a particularly appealing riverside garden, garage and no upper chain, this is a lovely opportunity in an established village location.

Tenure: Share of Freehold
Council Tax Band: C
EPC Rating: C









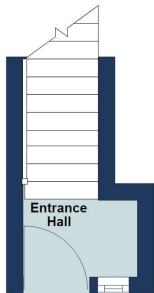
First Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



Ground Floor

Approx. 2.7 sq. metres (28.6 sq. feet)



Total area: approx. 58.6 sq. metres (631.1 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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