



HEARTWOOD
HOMES

Acers, Park Street, St. Albans, AL2 2BJ

£700,000

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This beautifully presented, chain-free four-bedroom semi-detached family home is nestled in the popular Park Street area on the south side of St Albans. Ideally located for quick access to motorways, Park Street station (connecting to Watford Junction and St Albans Abbey station), Park Street village, and highly regarded local schools, it's the perfect spot for convenience. You'll also love the nearby countryside walks, while St Albans' vibrant city centre, packed with amenities and a direct train link to London, is just a short drive away.

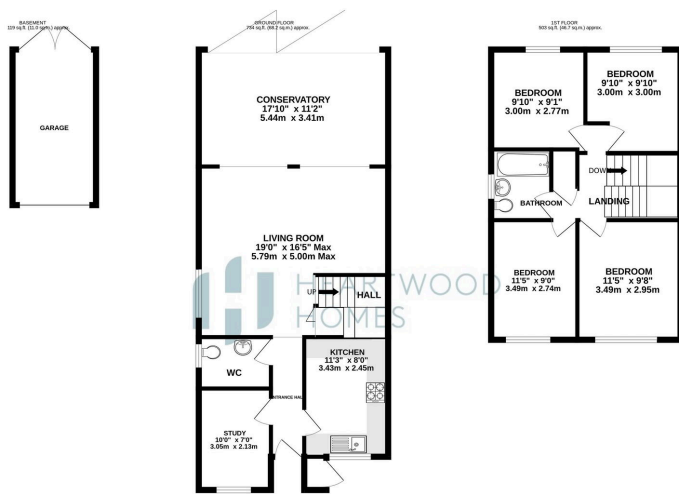
Set in a peaceful cul-de-sac, the house offers generous space over two floors. On the ground floor, there's an inviting entrance hall, a handy cloakroom, and a large open-plan living/dining area that leads directly to the charming garden. At the front, there's a modern kitchen and a useful study. Upstairs, you'll find four well-sized bedrooms and a family bathroom.

Outside, the property features a well-maintained front garden, off-street parking with block paving, and access to a garage. The enclosed rear garden is bathed in sunshine, making it ideal for family gatherings and entertaining.

Please note: A small section of the rear of the rear garden is rented from the railway at a nominal fee—ask us for more details.

Don't miss your chance to make this wonderful home yours—give us a call today!





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TOTAL FLOOR AREA - 1356 sq.ft. (125.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures, we do not accept any liability for any error, omission or mis-statement. The plan for equipment purposes only should be used as well as any prospective purchase. The figures, spaces and equipment shown are not intended and no guarantee as to their accuracy or efficiency can be given.
 Drawn with AutoCAD 2012



- Chain-free, four-bedroom semi-detached family home
- Quick access to motorways, Park Street station, and sought-after schools
- Open-plan living/dining room with access to the garden
- Well-sized bedrooms and a family bathroom upstairs
- Enclosed sunny rear garden
- Located in the popular Park Street area, south side of St Albans
- Close to countryside walks and vibrant St Albans city centre
- Modern kitchen and a handy study on the ground floor
- Front garden, off-street parking, and garage
- EPC Grade C



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