



48 Villiers Crescent, St. Albans, AL4 9HY

£525,000 Freehold

3 1 1 C



48 Villiers Crescent

St. Albans, AL4 9HY

A beautifully presented three-bedroom mid-terraced house positioned overlooking a pleasant green in the sought-after Jersey Farm area of St Albans. The property is offered in excellent condition throughout and benefits from a garage, a thoughtfully landscaped rear garden and further potential to extend, subject to the usual consents.

The accommodation begins with a welcoming entrance hall with a useful coat cupboard and stairs rising to the first floor. The spacious 24ft lounge/dining room is a particular feature of the home, enjoying a bright dual aspect with a window to the front and French doors opening into the conservatory. The well-appointed kitchen is presented in excellent condition and offers a range of wall and base units with work surfaces above, a sink with mixer tap and space for a selection of appliances.

On the first floor, the landing provides access to the loft and doors to all rooms. The principal bedroom and second double bedroom both benefit from built-in wardrobes, while the third bedroom is also well proportioned and would make an ideal child's bedroom or home office. The modern bathroom comprises a bath with shower, wash hand basin, W.C. and heated towel rail.

Externally, the property enjoys an attractive position with a pathway leading to the front entrance. There is an allocated parking space and a garage. To the rear is a wonderfully private landscaped garden, thoughtfully arranged with a lawn, established planting and attractive borders, a patio area while a garden shed provides useful storage. There is also convenient rear access leading to Villiers crescent.

Villiers Crescent is conveniently located in the popular Jersey Farm development close to a parade of local shops including a Tesco, local doctors, pharmacy and a friendly pub. There are also several sought-after local schools close by and St Albans City centre and mainline train station are easily accessible and the green space of Heartwood Forest.





ACCOMMODATION

Entrance Hall

Living/Dining Room

24'2 x 12'10 (7.37m x 3.91m)

Kitchen

10'2 x 7'11 (3.10m x 2.41m)

Conservatory

11'1 x 8'4 (3.38m x 2.54m)

First Floor

Landing

Bedroom

11'11 x 9'5 (3.63m x 2.87m)

Bedroom

9'11 x 9'7 (3.02m x 2.92m)

Bedroom

8'4 x 7'3 (2.54m x 2.21m)

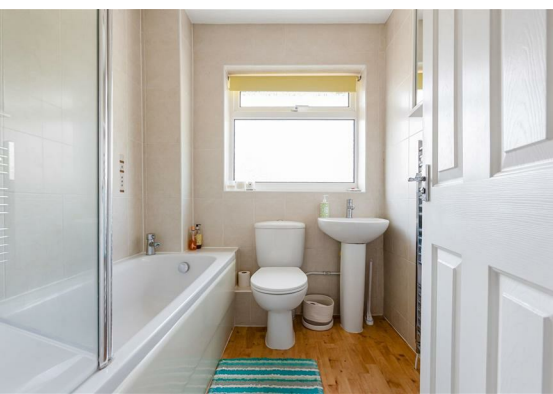
Bathroom

OUTSIDE

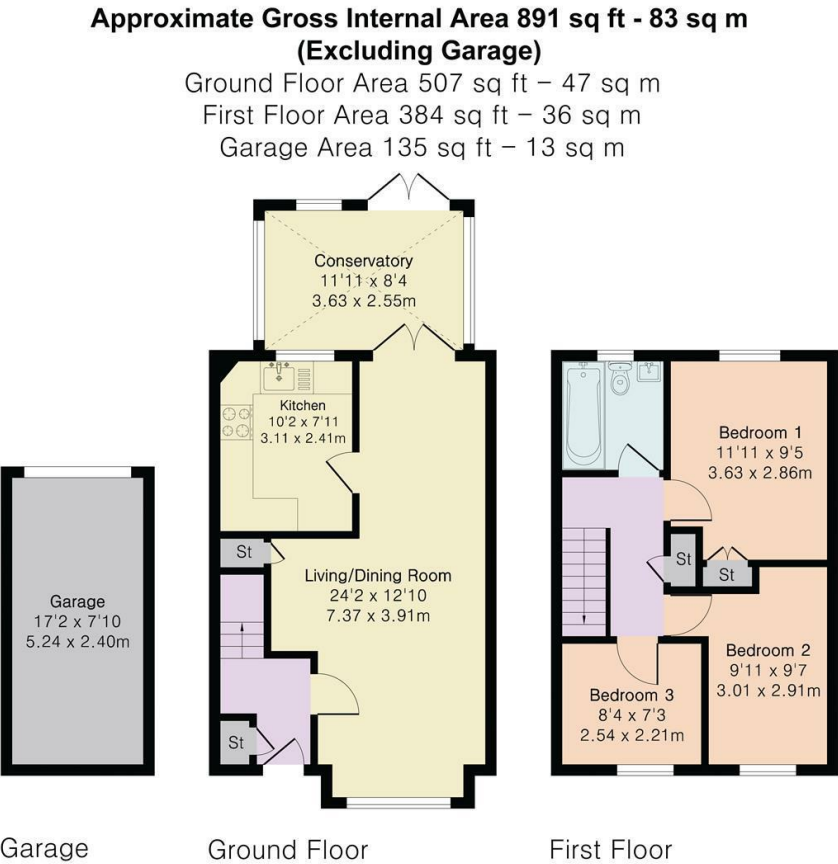
Rear garden

Garage

17'2 x 7'10 (5.23m x 2.39m)



Floor Plan

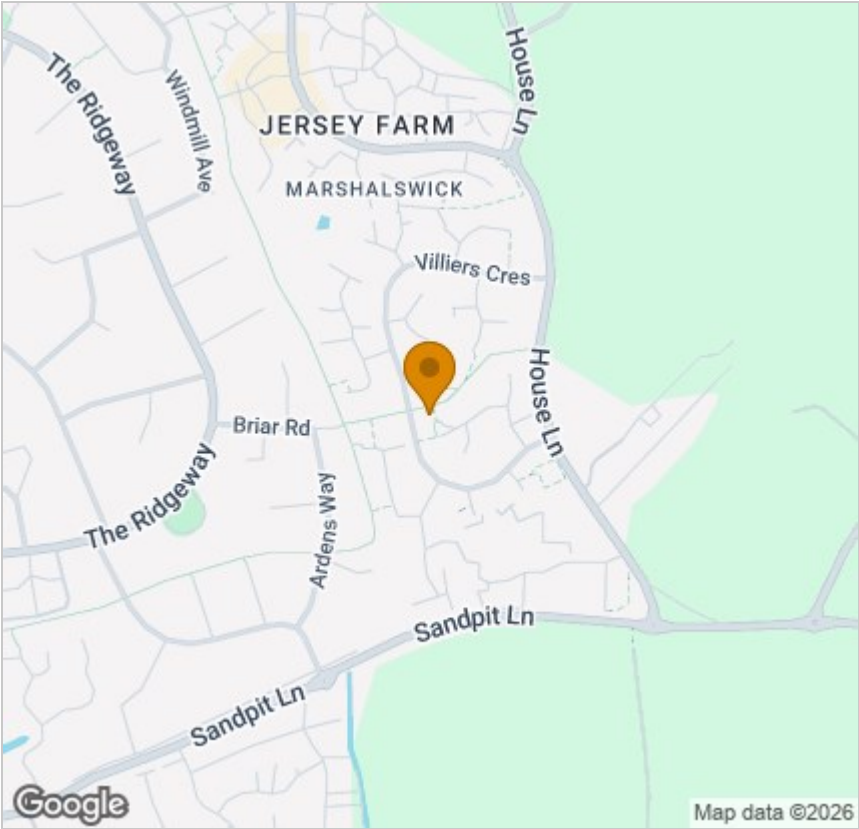


Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

