



Jennings Road St. Albans, AL1 4PA

Extended and beautifully refurbished by our clients, the property offers circa 3000 sq ft of versatile living accommodation along with a 75 ft south facing garden. Located in one of St Albans premier residential roads, well placed for excellent schooling, within walking distance of the station and local shops and easy access to the town centre.

Guide price £2,500,000

Jennings Road

St. Albans, AL1 4PA



- Extended and beautifully refurbished by our clients
- 75ft South facing garden
- Well placed for excellent schooling
- Circa. 3,000 sq ft
- Premier residential location
- Easy access to the town centre
- Open plan kitchen/dining/family room
- Walking distance of the station
- Council tax band G

Entrance Hall

Play Room

15'11" x 10'3" (4.86 x 3.129)

Lounge

20'6" x 11'11" (6.25 x 3.65)

Kitchen/Dining/Family Room

36'7" x 23'10" (11.17 x 7.27)

Utility Room

15'7" x 8'8" (4.76 x 2.66)

Cloakroom

Bedroom One

20'7" x 15'7" (6.28 x 4.76)

Dressing Area

En-suite

Bedroom Two

15'11" x 10'5" (4.86 x 3.19)

Bedroom Three

11'11" x 10'5" (3.65 x 3.19)

Bedroom Four

9'1" x 8'0" (2.78 x 2.45)

Family Bathroom

Gallery

Bedroom Five

16'6" x 13'7" (5.05 x 4.15)

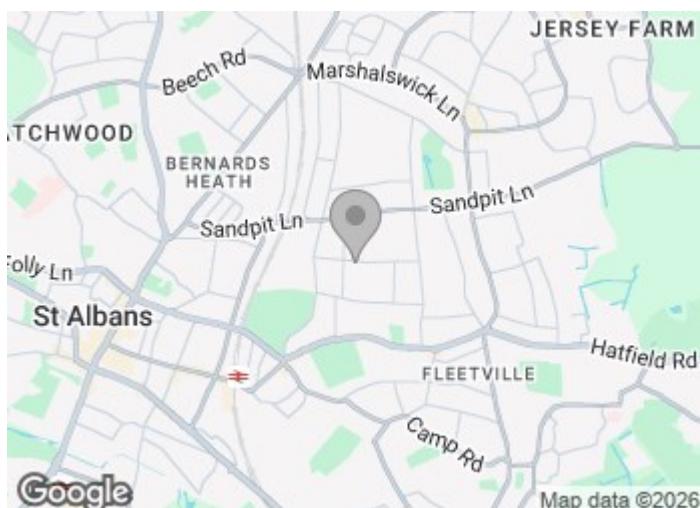
En-suite

Study

12'0" x 8'9" (3.68 x 2.68)

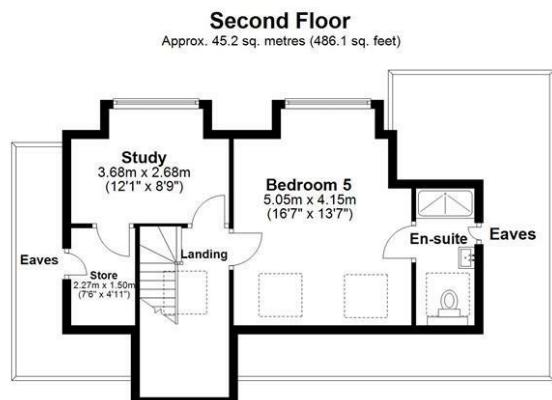
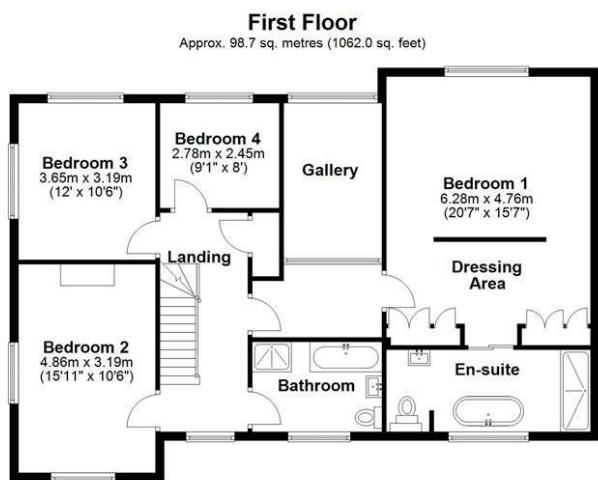
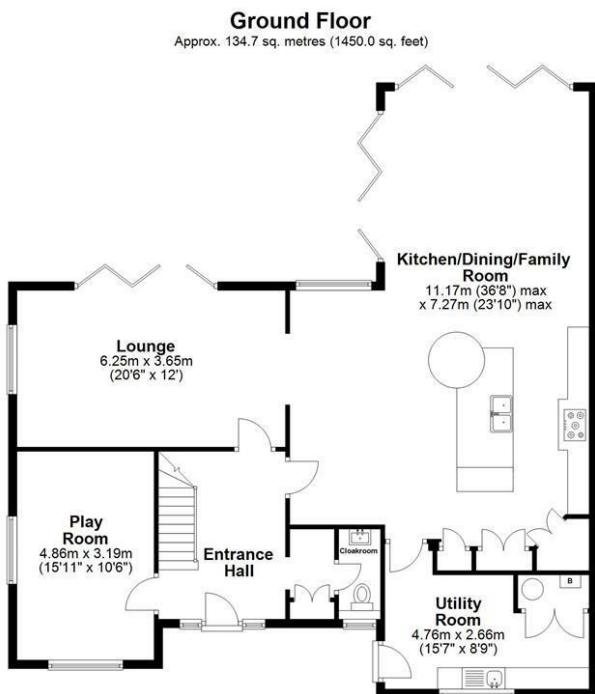
Store

12'0" x 8'9" (3.68 x 2.68)





Floor Plan



Total area: approx. 278.5 sq. metres (2998.1 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			