



**Cassidy
& Tate**
Your Local Experts

Jennings Road, St Albans, Hertfordshire, AL1 4NZ
Guide price £995,000

An extended, five bedroom semi detached property situated in an enviable location. The property is in walking distance of the beautiful open spaces of Clarence Park, close to the mainline railway station and within the catchment of excellent schools, making this property an appealing family home. Bright and spacious living accommodation is arranged over two levels comprising of an entrance hall, useful downstairs shower room, three reception rooms, a conservatory, five bedrooms and a family bathroom. The ground floor is intended for living with well proportioned rooms that can accommodate the family's everyday busy schedules. The modern kitchen/dining area is the ideal setting for family gatherings and with patio doors in the dining area makes for easy flow from inside to out. The sitting room and family room are comfortable rooms where feature fireplaces lend a cosy feel whilst a conservatory is the perfect place to look out to the south facing rear garden. Upstairs are four double bedrooms and a good sized fifth bedroom all served via the family bathroom. An added benefit is the large fully boarded loft space with velux windows. Externally the beautiful and low maintenance south facing rear garden is enclosed by timber boundary fencing with a lovely patio area. To the front of the property is a brick paved driveway for ample off road parking which in turn leads to the garage. Jennings Road is a prime location highly favoured by professionals and commuters alike.



Introduction

Accommodation comprises: Entrance Hallway, Lounge, Dining Room, Conservatory, Kitchen, Shower Room, Five Bedrooms, Family Bathroom, Front & Rear Gardens. Garage.

Ground Floor Accommodation

Entrance Hall

Door to front aspect. Window to front aspect. Radiator. Carpet. Under stairs storage cupboard.

Lounge

Bay window to front aspect. Carpet. Radiator. Feature gas fireplace place with surround. Doors leading to dining room.

Dining Room

French doors leading to conservatory. Open fireplace. Carpet. Radiators.

Conservatory

Double glazed patio doors to side aspect. Tiled flooring.





Kitchen

Fully fitted range of wall and base gloss units with wood effect work surfaces over. Two bowl stainless steel sink with drainer. Integrated dishwasher. Space for fridge freezer. Space for oven. Radiator. Tiled flooring. Double glazed window to rear aspect. Double glazed patio doors to rear aspect. Door leading to utility room.

Shower Room

Three piece suite comprises of: Low level wc. Shower in cubicle. Wash hand basin with vanity unit. Tiled flooring. Chrome heated towel rail. Double glazed window to front aspect.

First Floor Accommodation

Landing

Stairs from entrance hallway. Carpet. Loft access.

Bedroom One

Bay window to front aspect. Fitted wardrobes. Carpet. Radiators.

Bedroom Two

Window to rear aspect. Carpet. Radiator. Fitted wardrobes.

Bedroom Three

Window to front aspect. Carpet. Radiator.

Bedroom Four

Window to rear aspect. Carpet. Radiator.

Bedroom Five

Bay window to front aspect. Radiator. Carpet.

Family Bathroom

Three piece suite comprises: Low level wc. Bath with mixer tap and overhead shower attachment. Wash hand basin with vanity unit. Radiator. Double glazed window to rear aspect.

Exterior

Front Garden

Brick paved driveway with ample parking.

Rear Garden

Patio area. Mostly laid to lawn. Garden shed.

Garage & Parking

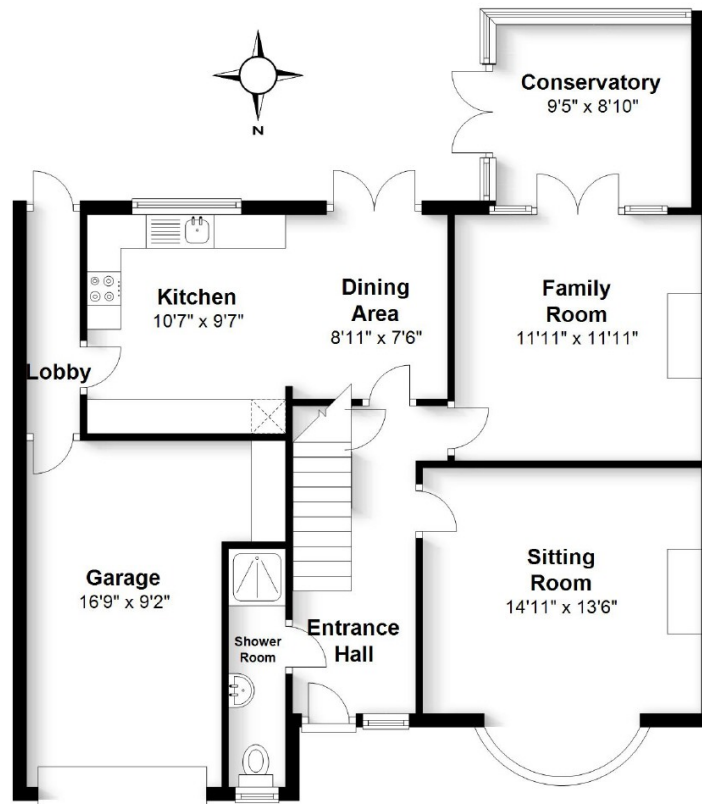
Up and over manual garage with light and power. Plumbing for washing machine.

Energy Performance Certificate: D



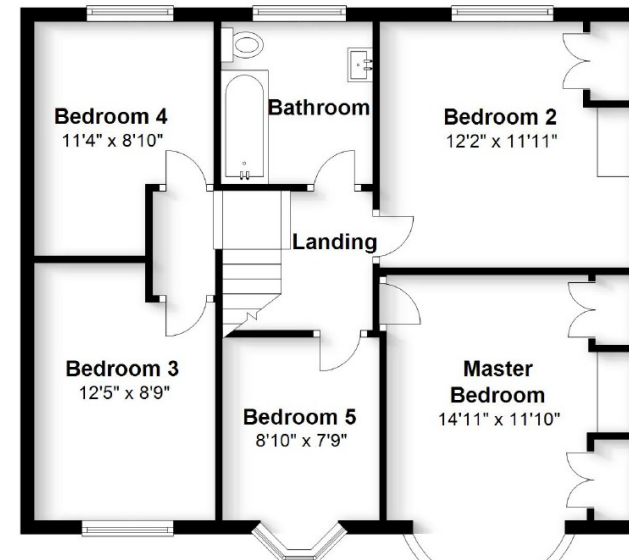
Ground Floor

Approx. 923.7 sq. feet



First Floor

Approx. 704.2 sq. feet



Total area: approx. 1621.0 sq. feet

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For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of

personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional

photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

St. Albans District Council

Council Tax Band

F

Council Tax Charge

£2129



