



**30 Wheat Close, St Albans, Hertfordshire, AL4 9NN**  
**Asking Price £475,000**

**A well-presented two bedroom semi-detached house in a cul-de-sac location.**

**space**  
estates.com

NO UPPER CHAIN! A well-presented two bedroom semi-detached house in a cul-de-sac location which backs onto Jersey Farm Woodland Park.

The property offers good sized accommodation briefly comprising; open plan lounge / dining room, spacious kitchen with access to the courtyard garden, two double bedrooms, bathroom, garage with access via the garden and residents on street parking.

Jersey Farm is located to the Northeast side of St Albans. The Town Centre and St Albans City Station are a short journey easily accessed either by car or public transport. Wheat Close is ideally situated for highly sought after primary and secondary schools.

**\*\*This property is currently Tenanted so we will require a minimum of 24 hours' notice to organise access for viewings\*\***

Freehold Tenure.  
Council Tax Band D.

- NO UPPER CHAIN
- CUL-DE-SAC LOCATION
- COURTYARD GARDEN
- SEMI-DETACHED HOUSE
- GARAGE AND RESIDENTS PARKING
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE

### Living / Dining Room

17'10" x 11'10"

### Kitchen

8'6" x 11'10"

### Master Bedroom

11'1" x 11'10"

### Second Double Bedroom

8'6" x 11'10"

### Bathroom

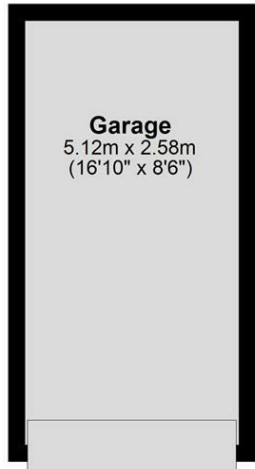
### Garage

16'10" x 8'5"



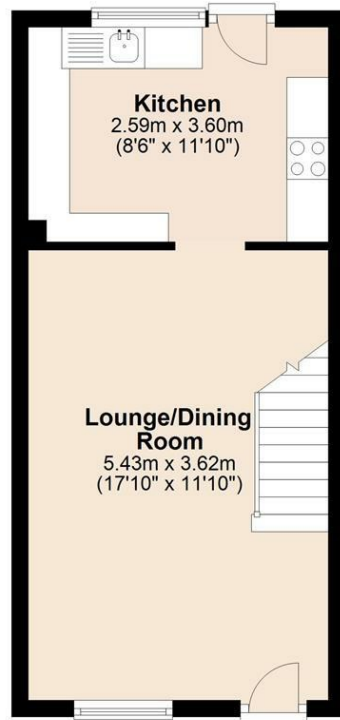
### Garage

Approx. 13.2 sq. metres (142.2 sq. feet)



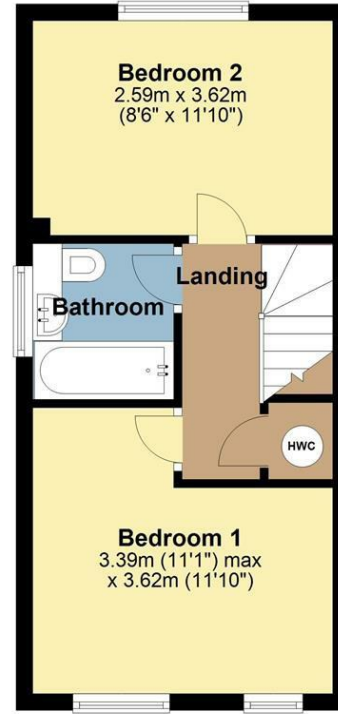
### Ground Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



### First Floor

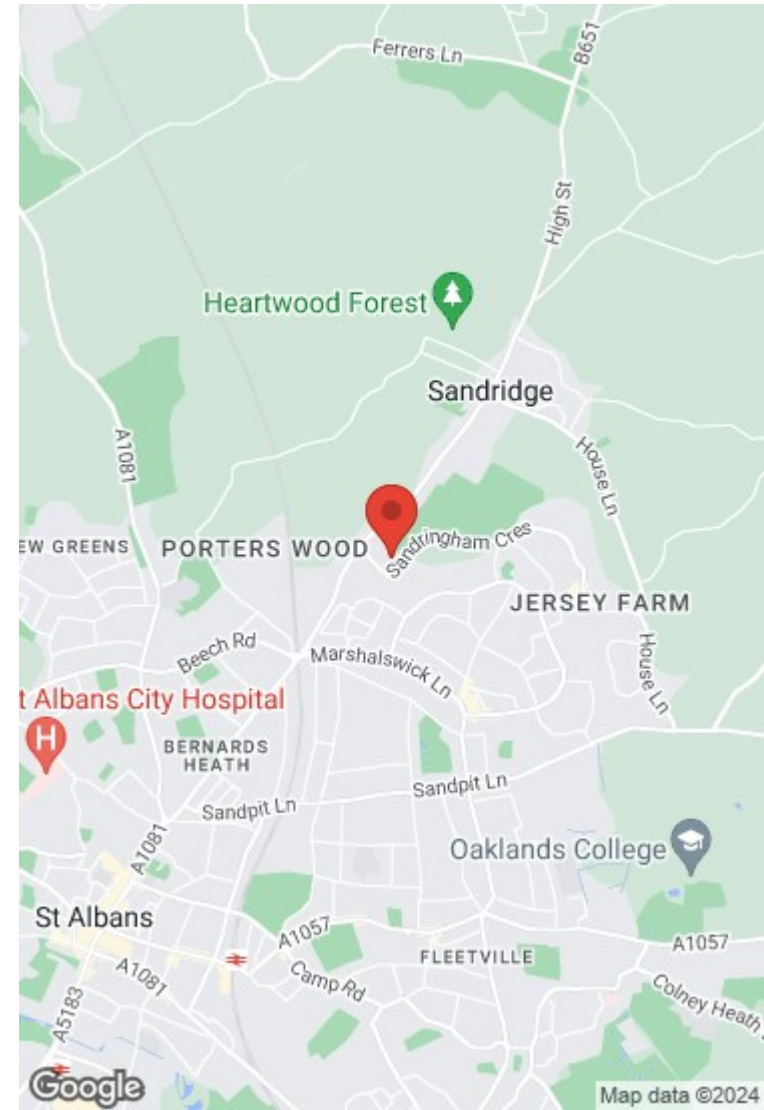
Approx. 29.2 sq. metres (313.9 sq. feet)



Total area: approx. 71.7 sq. metres (771.8 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			88
		65	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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



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 company's employment has the authority to make or give any representation or warranty in respect of the property.

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