



**Connells**

Elizabeth Court  
St. Albans



# Elizabeth Court St. Albans AL4 9JB

for sale guide price  
**£425,000**



## Property Description

This three bedroom mid-terraced family home comprises of a porch, entrance hall, dual aspect open plan lounge/diner, separate kitchen and conservatory on the ground floor and then three bedrooms and a family bathroom on the first floor. Externally there is a front garden, an enclosed rear garden and a garage en-bloc.

Elizabeth Court is situated in a cul-de-sac location in the popular Jersey Farm area of St Albans. Jersey Farm is to the north east side of St Albans with its own local amenities as well as being close by to the highly sought after area of Marshalswick, renowned for its outstanding schools including Sandringham and Beaumont. The Quadrant shopping centre boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

## Entrance Hall

Laminate Flooring.

## Lounge / Diner

26' max x 12' max ( 7.92m max x 3.66m max )

Large window to the front, patio doors to the rear, coving to the ceiling, under stairs storage, radiator and laminate flooring.

## Kitchen

10' x 7' ( 3.05m x 2.13m )

Window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, cooker hood, space for cooker, dishwasher, washing machine and fridge freezer, laminate flooring.

## Conservatory

9' 1" max x 11' max ( 2.77m max x 3.35m max )

Double doors to the side.

## Landing

Airing cupboard, carpet and access to the loft.

## Bedroom One

11' x 9' ( 3.35m x 2.74m )

Window to the rear, cupboard, radiator and carpet.

## Bedroom Two

9' 3" max x 9' 11" max ( 2.82m max x 3.02m max )

Window to the front, cupboard, radiator and carpet.

## Bedroom Three

Window to the front, radiator and carpet.

## Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin in vanity unit and bath with shower, under floor heating, tiled flooring.

## Rear Garden

Laid to lawn with patio area, fences to the side and rear and rear gate.

## Parking

Garage en bloc.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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