



Connells

Harvesters
St. Albans

Harvesters St. Albans AL4 9QX

for sale offers in excess of
£325,000



Property Description

A fantastic opportunity for a first-time buyer or investment purchaser to acquire this modern and well-presented one double bedroom freehold cluster home, situated on the popular development of Jersey Farm. Features of this property is the private south west facing rear garden and a modern fitted kitchen with granite work top surfaces and integrated appliances. Boasting other features including a lounge/diner with patio doors leading to the rear garden, modern fitted kitchen, double bedroom, and a bathroom. Further benefits include gas central heating, double glazing, and an allocated parking space.

Harvesters is situated to the north-east of St Albans close to the outstanding Marshalswick schools and is within easy reach of the local shopping facilities including a Tesco Express and a doctor's surgery. The city centre is approximately 3 miles away and benefits from a mainline railway station to London St Pancras.

Entrance Hall

Door from front, radiator, tiled flooring and under stairs cupboard.

Kitchen/Lounge

13' 9" max x 18' 5" max (4.19m max x 5.61m max)

Fitted kitchen with a range of wall and base units, electric oven and hob with cooker hood, sink and drainer, integrated washing machine and fridge/freezer, tiled flooring, double glazed window to front aspect, coving to ceiling, radiator, double glazed window to front aspect and sliding doors to side aspect leading to garden.

Landing

Carpet.

Bedroom

14' 7" into wardrobe x 10' 6" max (4.45m into

wardrobe x 3.20m max)

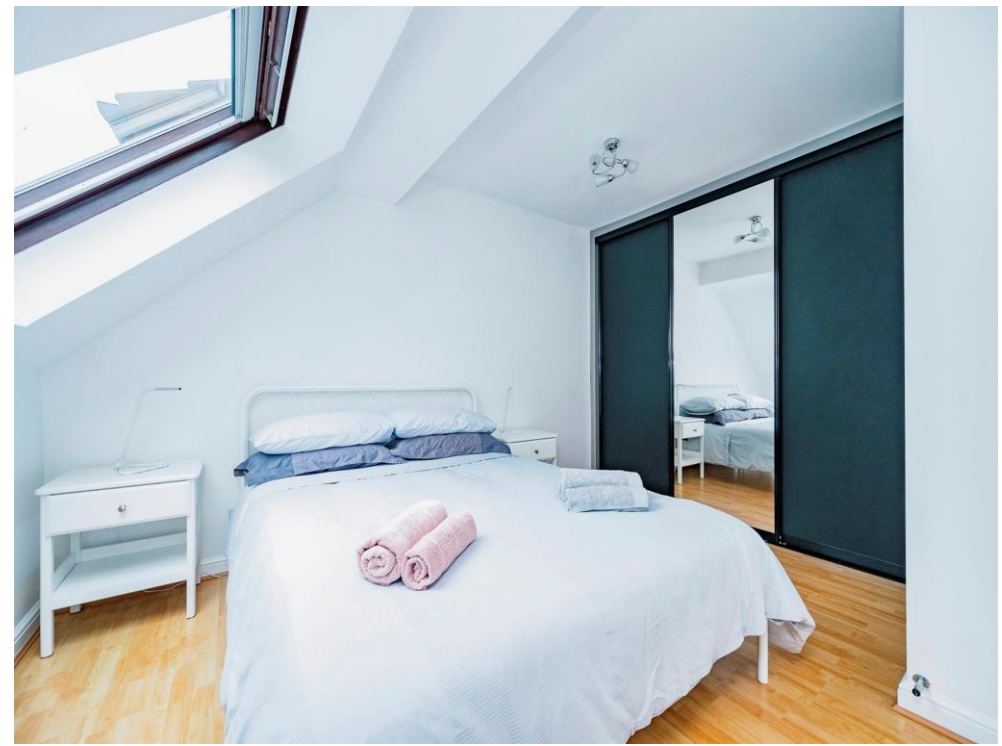
Velux window, laminate flooring and radiator.

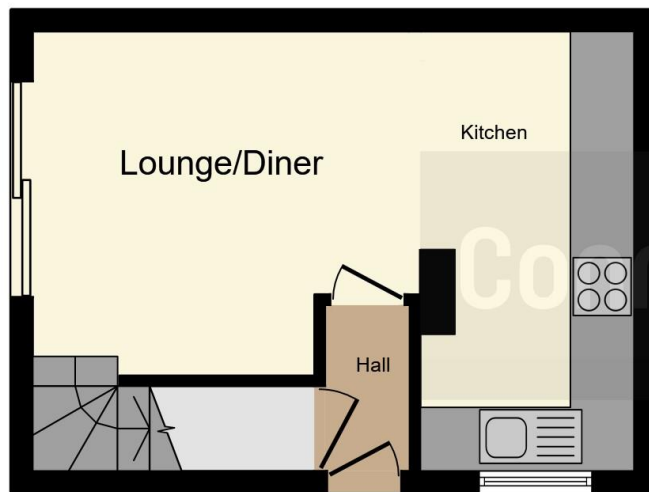
Bathroom

Bath with shower, heated towel rail, wc, wash hand basin, loft hatch, double glazed window to front aspect.

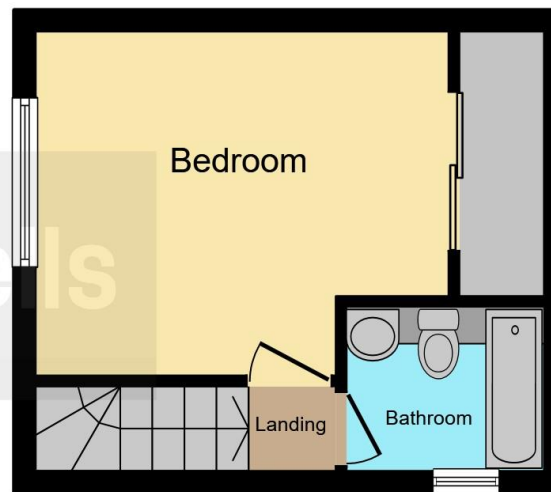
Rear Garden

Fenced and brick to boundaries, paved patio with flower beds.





Ground Floor



First Floor

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

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: C

view this property online connells.co.uk/Property/MWK305824



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK305824 - 0005