



Connells
connells.co.uk 01727 851 100
FOR SALE

Connells

Harness Way
St. Albans



Property Description

This two double bedroom end terraced house comprises of a lounge/diner and separate kitchen on the ground floor and then two bedrooms and a family bathroom on the first floor. Externally there is an enclosed rear garden and allocated parking. This property has the added benefit of being sold chain free and has the potential to extend (STPP).

Harness Way is situated in the popular Jersey Farm area which 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

10' 7" max x 5' 8" max (3.23m max x 1.73m max)

Lounge

16' 3" max x 11' 7" max (4.95m max x 3.53m max)

Kitchen

10' 7" max x 5' 5" max (3.23m max x 1.65m max)

Bedroom One

11' 6" max x 9' max (3.51m max x 2.74m max)

Bedroom Two

9' 7" max x 8' 5" max (2.92m max x 2.57m max)

Bathroom





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

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 ST ALBANS AL4 9RH

EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/MWK304938

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.

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