

# Whitecroft

St Albans, AL1 1UU

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£519,950

- No Upper Chain
- Three Bedrooms
- Two Reception Rooms
  - Private Rear Garden
  - Terrace House
- Modern Bathroom & Downstairs WC
- Close Proximity Of Thameslink Station
  - Separate Garage
  - Sunroom/Office
- Council Tax Band D







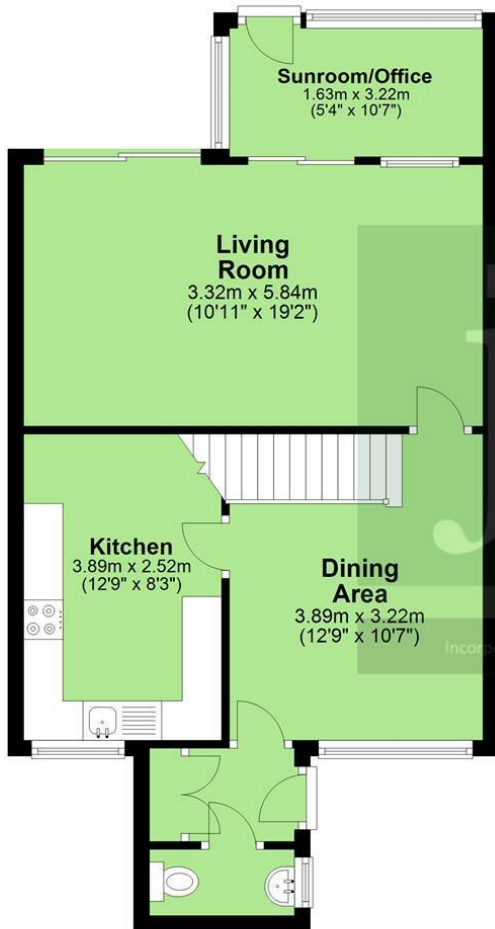
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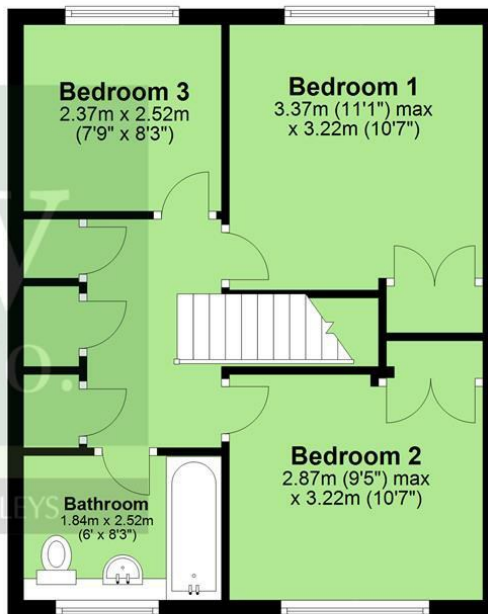
Available with no upper chain comes this generously sized three bedroom mid terrace property on a popular development to the East of the City Centre within easy reach of local amenities, and just a short drive to the Thameslink Station and major road links (M1/A1/M25). The spacious property, offered with the benefit of gas central heating, full length living room, sunroom/office, downstairs WC, separate dining area, fully fitted kitchen, three good sized bedrooms, modern bathroom with shower facility, enclosed rear garden, ample resident's parking. Additional benefits include external garage, pitched roof, open aspect over maintained green space at the front and located just a short walk to Samuel Ryder Academy.



**Ground Floor**  
Approx. 52.4 sq. metres (563.9 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.6 sq. feet)

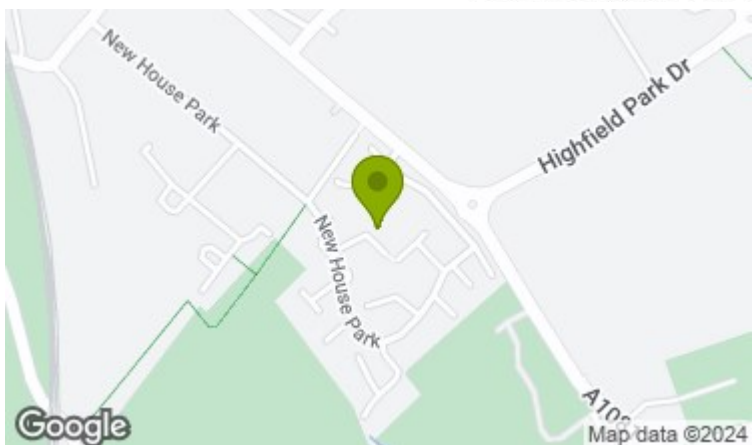


Total area: approx. 95.1 sq. metres (1023.5 sq. feet)



**JW&Co St Albans**  
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- Entrance
- Downstairs WC
- Kitchen  
12'9" x 8'4" (3.89 x 2.56)
- Dining Area  
12'9" x 10'6" (3.89 x 3.22)
- Living Room  
10'10" x 19'1" (3.32 x 5.84)
- Sun Room/Office  
5'4" x 10'6" (1.63 x 3.22)
- Stairs Leading to First Floor Landing
- Bedroom One  
11'0" x 10'6" (3.37 x 3.22)
- Bedroom Two  
10'6" x 9'4" (3.22 x 2.87)
- Bedroom Three  
7'9" x 8'3" (2.37 x 2.52)
- Bathroom  
6'0" x 8'3" (1.84 x 2.52)
- EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.