



## Jennings Road

St. Albans, AL1 4PA

Extended and beautifully refurbished by our clients, the property offers circa 3000 sq ft of versatile living accommodation along with a 75 ft south facing garden. Located in one of St Albans premier residential roads, well placed for excellent schooling, within walking distance of the station and local shops and easy access to the town centre.

**Guide price £2,500,000**



# Jennings Road

St. Albans, AL1 4PA



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- Extended and beautifully refurbished by our clients
- 75ft South facing garden
- Well placed for excellent schooling
- Circa. 3,000 sq ft
- Premier residential location
- Easy access to the town centre
- Open plan kitchen/dining/family room
- Walking distance of the station
- Council tax band G

## Entrance Hall

## Play Room

15'11" x 10'3" (4.86 x 3.129)

## Lounge

20'6" x 11'11" (6.25 x 3.65)

## Kitchen/Dining/Family Room

36'7" x 23'10" (11.17 x 7.27)

## Utility Room

15'7" x 8'8" (4.76 x 2.66)

## Cloakroom

## Bedroom One

20'7" x 15'7" (6.28 x 4.76)

## Dressing Area

## En-suite

## Bedroom Two

15'11" x 10'5" (4.86 x 3.19)

## Bedroom Three

11'11" x 10'5" (3.65 x 3.19)

## Bedroom Four

9'1" x 8'0" (2.78 x 2.45)

## Family Bathroom

## Gallery

## Bedroom Five

16'6" x 13'7" (5.05 x 4.15)

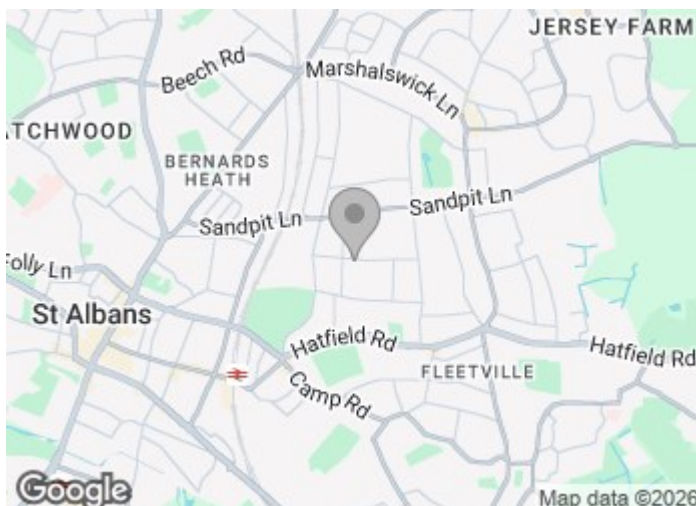
## En-suite

## Study

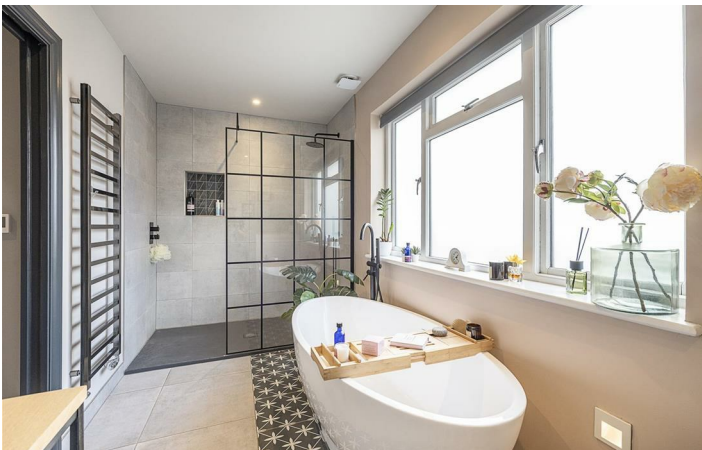
12'0" x 8'9" (3.68 x 2.68)

## Store

12'0" x 8'9" (3.68 x 2.68)

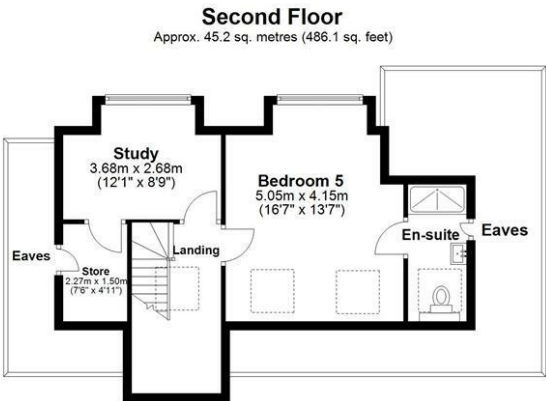
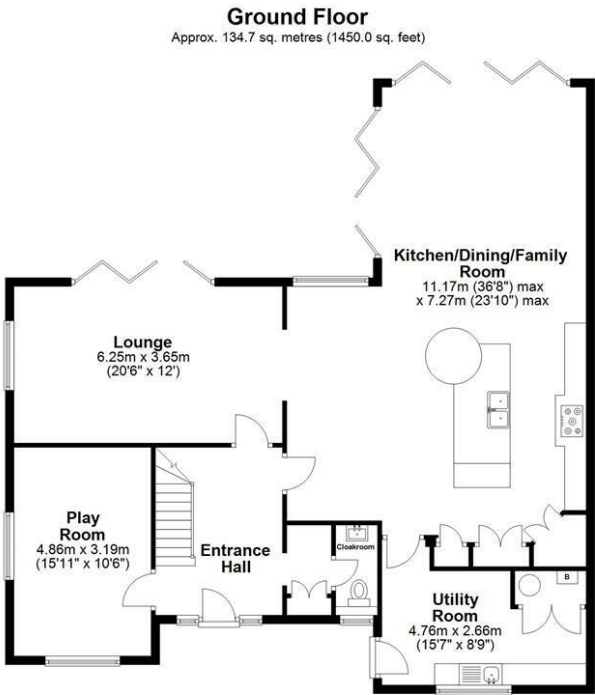








Floor Plan



Total area: approx. 278.5 sq. metres (2998.1 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.  
Plan produced using PlanUp.

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