



41 Jennings Road, St Albans, AL1 4NX

Guide price £1,850,000 Freehold



## 41 Jennings Road

St Albans, AL1 4NX

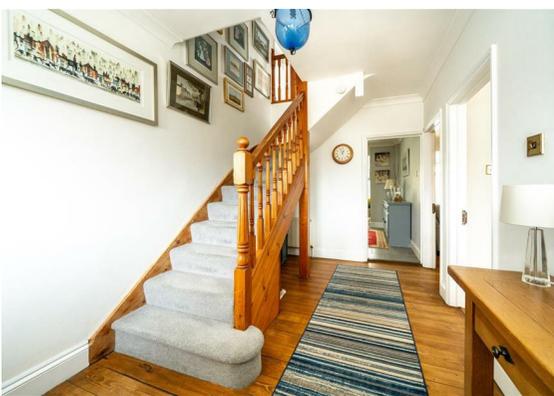
A spacious and beautifully presented five-bedroom 1930s detached home, offering well-planned accommodation across three floors and featuring a delightful 90ft private rear garden.

Upon entering, a covered porch leads into a welcoming entrance hall with stairs to the first floor and access to the main living spaces. The comfortable lounge boasts a bay window with shutters and a charming feature fireplace, while the extended family room enjoys double doors opening to the rear garden, along with its own fireplace. At the heart of the home, the open-plan kitchen/dining/family room provides an ideal space for modern living, complete with a high-quality fitted kitchen, a central island, and direct access to a utility room and cloakroom/WC.

The generous first-floor landing leads to the principal bedroom, which features fitted wardrobes and a stylish en-suite shower room. Three further double bedrooms, a family bathroom, and a useful study complete this level. The second floor offers an additional double bedroom with windows on three sides, access to eaves storage, and a further separate storage room.

Externally, a block-paved driveway provides ample parking and leads to a garage with an up-and-over door. Gated side access on both sides of the property leads to the impressive rear garden, which features a spacious patio perfect for entertaining, a well-maintained lawn, established flower bed borders, and a garden shed.

Jennings Road is situated in a highly sought-after residential area, within walking distance of the mainline train station, Fleetville's vibrant shops and services, and excellent local schools, including Fleetville Primary and Verulam Secondary School.





## ACCOMMODATION

Entrance Hall

Kitchen/Dining

27'8 x 16'0 (8.43m x 4.88m)

Utility

Family Room

26'1 x 14'1 (7.95m x 4.29m)

Lounge

16'1 x 12'5 (4.90m x 3.78m)

W.C.

FIRST FLOOR

Landing

Bedroom

14'7 x 10'9 (4.45m x 3.28m)

En-Suite

Bedroom

16'7 x 12'5 (5.05m x 3.78m)

Bedroom

13'2 (max) x 12'5 (4.01m (max) x 3.78m)

Bedroom

12'3 x 10'3 (3.73m x 3.12m)

Bedroom

10'11 x 9'0 (3.33m x 2.74m)

Bathroom

SECOND FLOOR

Landing

Bedroom

17'5 x 15'4 (5.31m x 4.67m)

Bedroom

15'4 x 13'4 (4.67m x 4.06m)

OUTSIDE

Frontage

Rear Garden

Garage

15'4 x 9'1 (4.67m x 2.77m)

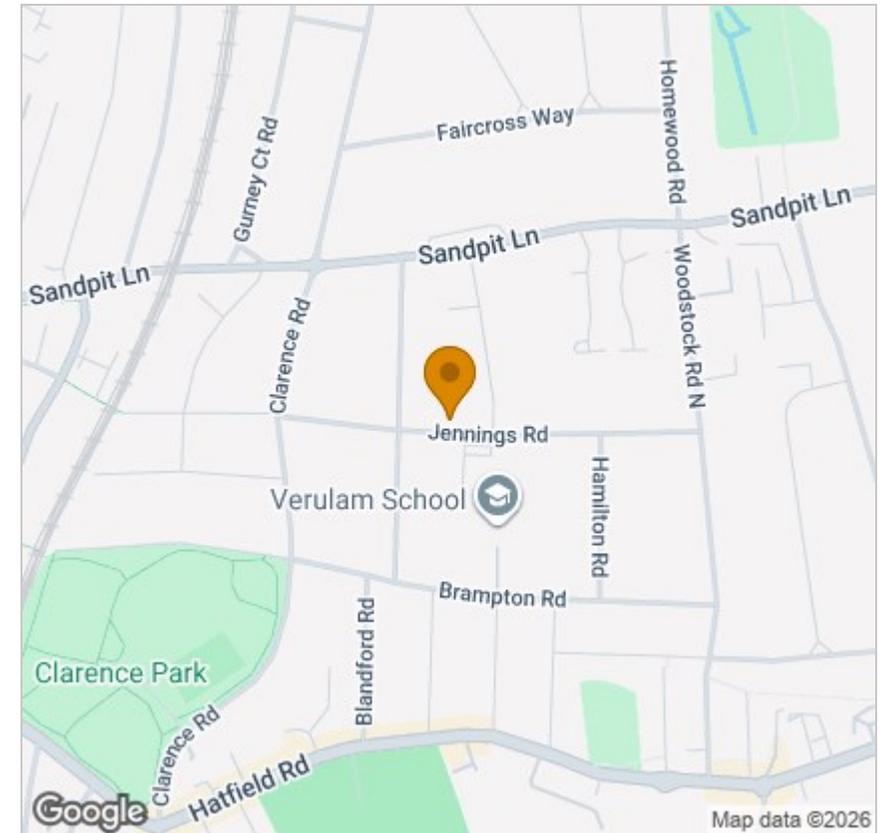
## Floor Plan



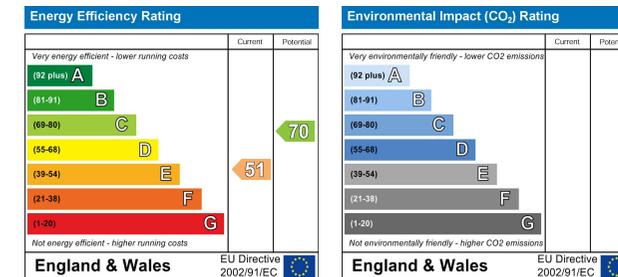
Total area: approx. 260.6 sq. metres (2805.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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