

48 Villiers Crescent, St. Albans,  AL4 9HY

£510,000 Freehold

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Paul Barker ESTATE AGENTS

## 48 Villiers Crescent

St. Albans,  AL4 9HY

A beautifully presented three-bedroom mid-terraced house positioned overlooking a pleasant green in the sought-after Jersey Farm area of St Albans. The property is offered in excellent condition throughout and benefits from a garage, a thoughtfully landscaped rear garden and further potential to extend, subject to the usual consents.

The accommodation begins with a welcoming entrance hall with a useful coat cupboard and stairs rising to the first floor. The spacious 24ft lounge/dining room is a particular feature of the home, enjoying a bright dual aspect with a window to the front and French doors opening into the conservatory. The well-appointed kitchen is presented in excellent condition and offers a range of wall and base units with work surfaces above, a sink with mixer tap and space for a selection of appliances.

On the first floor, the landing provides access to the loft and doors to all rooms. The principal bedroom and second double bedroom both benefit from built-in wardrobes, while the third bedroom is also well proportioned and would make an ideal child's bedroom or home office. The modern bathroom comprises a bath with shower, wash hand basin, W.C. and heated towel rail.

Externally, the property enjoys an attractive position with a pathway leading to the front entrance. There is an allocated parking space and a garage. To the rear is a wonderfully private landscaped garden, thoughtfully arranged with a lawn, established planting and attractive borders, a patio area while a garden shed provides useful storage. There is also convenient rear access leading to Villiars crescent.

Villiers Crescent is conveniently located in the popular Jersey Farm development close to a parade of local shops including a Tesco, local doctors, pharmacy and a friendly pub. There are also several sought-after local schools close by and St Albans City centre and mainline train station are easily accessible and the green space of Heartwood Forest.


























## ACCOMMODATION

**Entrance Hall**

**Living/Dining Room**
24'2 x 12'10 (7.37m x 3.91m)

**Kitchen**
10'2 x 7'11 (3.10m x 2.41m)

**Conservatory**
11'1 x 8'4 (3.38m x 2.54m)

**First Floor**

**Landing**

**Bedroom**
11'11 x 9'5 (3.63m x 2.87m)

**Bedroom**
9'11 x 9'7 (3.02m x 2.92m)

**Bedroom**
8'4 x 7'3 (2.54m x 2.21m)

**Bathroom**

**OUTSIDE**

**Rear garden**

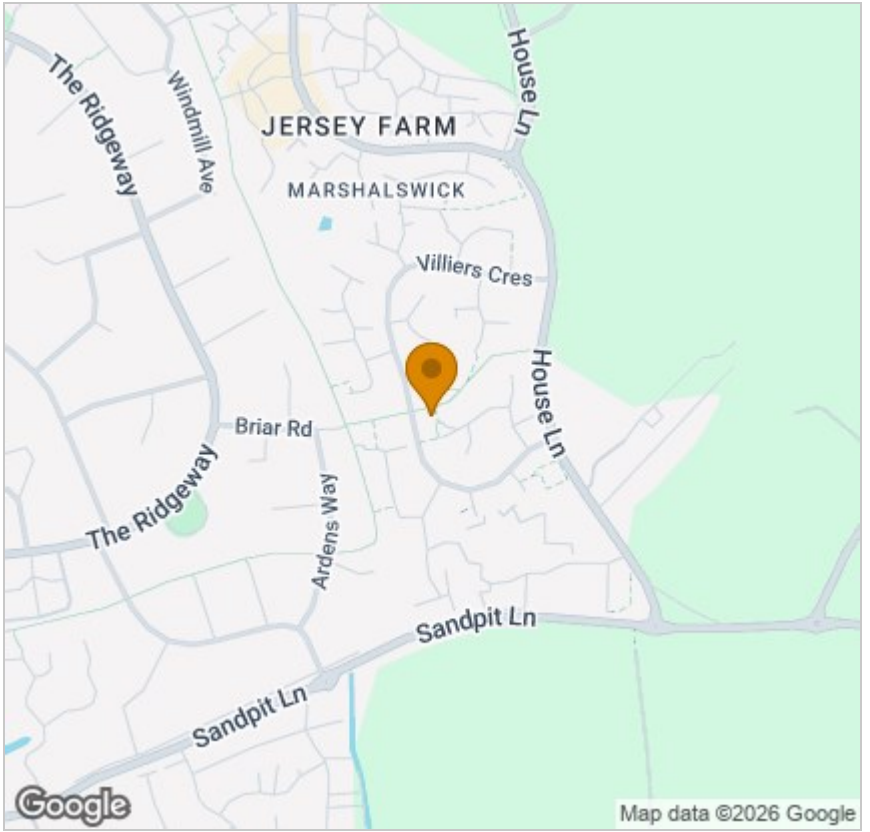
**Garage**
17'2 x 7'10 (5.23m x 2.39m)

## Floor Plan

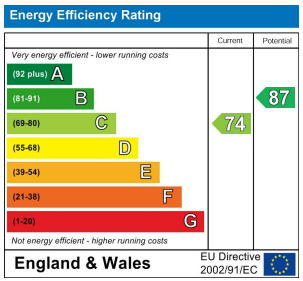
**Approximate Gross Internal Area 891 sq ft - 83 sq m**
**(Excluding Garage)**
Ground Floor Area 507 sq ft – 47 sq m
First Floor Area 384 sq ft – 36 sq m
Garage Area 135 sq ft – 13 sq m

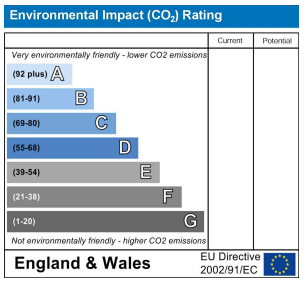



## Area Map




## 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.

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