



JAKE CHARLES  
EST 2021



## 1 Crescent Gardens , St. Albans, AL4 0FZ

Jake Charles Property are pleased to present this beautifully designed semi-detached home, set within a private gated community on Crescent Gardens, St Albans. The property offers spacious, practical accommodation throughout and is offered chain free.

The kitchen/breakfast bar is fitted with a range of integrated appliances, including a fridge-freezer, oven, microwave, induction hob, and dishwasher. The living room provides space for both dining and seating areas, with direct access to the garden, making it well suited to both everyday living and entertaining. A ground floor cloakroom with WC completes the downstairs layout.

On the first floor, there is a principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom fitted with both a bath and separate shower. The upper floor also benefits from open views across the surrounding countryside.

Asking price £575,000

# 1 Crescent Gardens

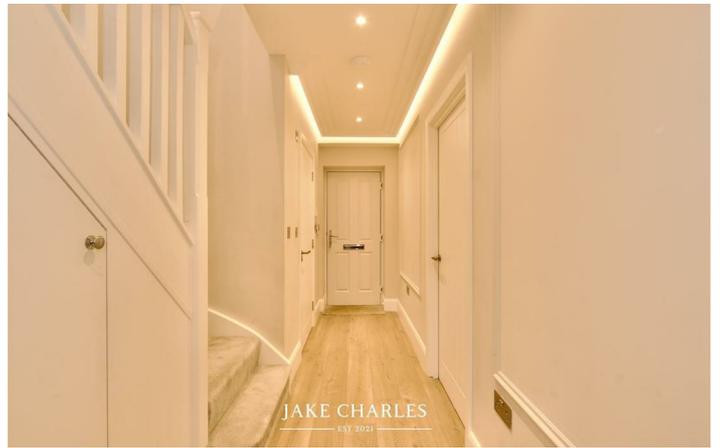
, St. Albans, AL4 0FZ



- Chain Free
- Private Gated Development
- En-suite Bathroom
- Three Bedrooms
- Semi-Detached
- Private Parking
- Stunning Countryside Views
- Private Rear Garden



[Directions](#)



# Floor Plan



## Crescent Gardens

Approximate Gross Internal Floor Area : 90.80 sq m / 977.36 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77			

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (81-91) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC