



34 Elizabeth Court, St. Albans, AL4 9JD

Guide price £520,000 Freehold



Paul Barker  
ESTATE AGENTS

## 34 Elizabeth Court

St. Albans, AL4 9JD

This superb three bedroom semi-detached family home with a garage en-block offers a wonderful combination of comfort, space, and convenience, ideally situated in a quiet cul-de-sac in the popular area of Jersey Farm.

On the ground floor, you are welcomed by a bright and airy hallway which leads into an impressive lounge and dining room with French doors opening out onto the rear garden, ideal for both everyday living and entertaining guests. Adjacent to the living room is a modern, well-appointed kitchen featuring ample storage, worktop space and recesses for white goods.

The first floor comprises three well-proportioned bedrooms, a bathroom and a loft hatch. The principal bedroom is generously sized, while the two additional rooms offer excellent flexibility, whether used as children's bedrooms, guest room, or home office. A contemporary family bathroom, with a three piece suite concludes the first floor.

Externally there's a front garden and pathway leading to the house. To the rear is a private enclosed garden with a patio and a garage in a nearby block with further residents parking available on a first come, first served basis.

Elizabeth Court is conveniently located in the popular Jersey Farm development close to a parade of local shops including a Tesco. There are also a number of sought-after local schools close including Sandringham which has an "Outstanding" Ofsted rating and St Albans City centre and mainline train station are easily accessible.





## ACCOMMODATION

### Hallway

### Living Area

15'7 x 12'4 (4.75m x 3.76m)

### Dining Area

10'9 x 7'11 (3.28m x 2.41m)

### Kitchen

10'4 x 7'5 (3.15m x 2.26m)

## FIRST FLOOR

### Principle Bedroom

11'9 x 9'4 (3.58m x 2.84m)

### Second Bedroom

9'11 x 7'2 (3.02m x 2.18m)

### Third Bedroom

6'7 x 8'4 (2.01m x 2.54m)

### Bathroom

## EXTERNAL

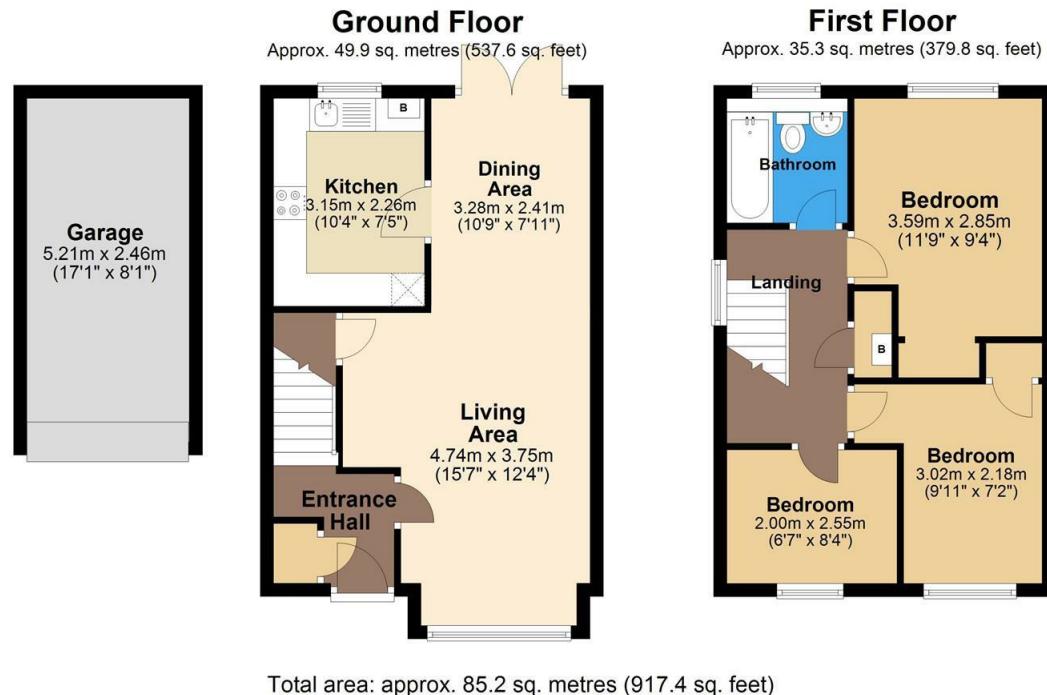
### Garage En-bloc

17'1 x 8'1 (5.21m x 2.46m)

### Rear Garden



## Floor Plan



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.□

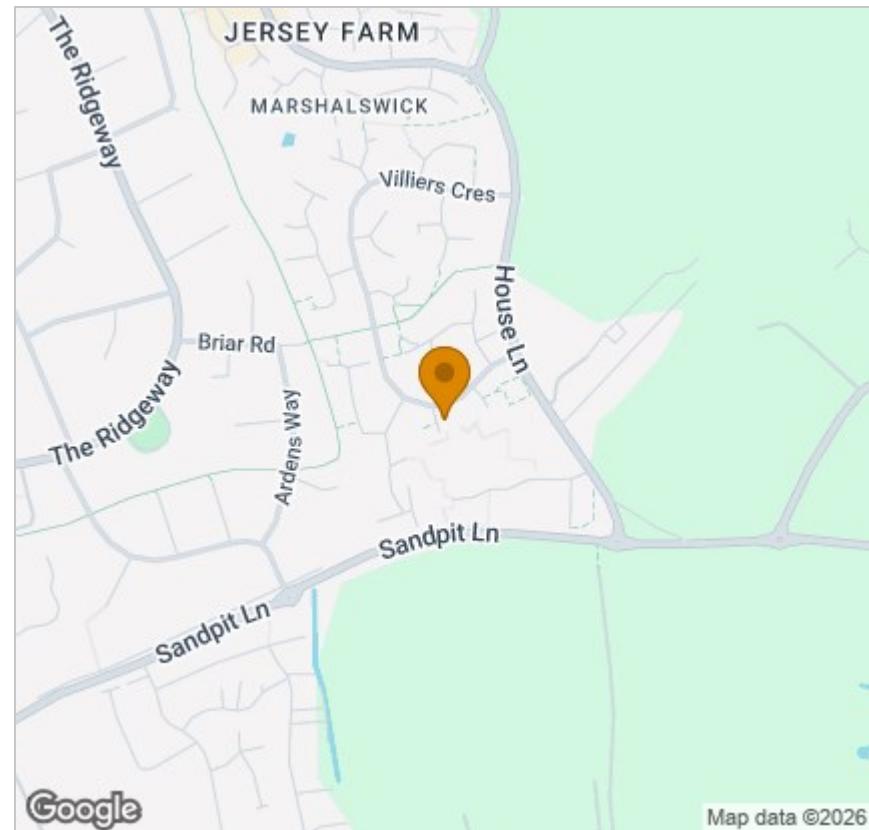
## Viewing

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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## Area Map



## Energy Efficiency Graph

