

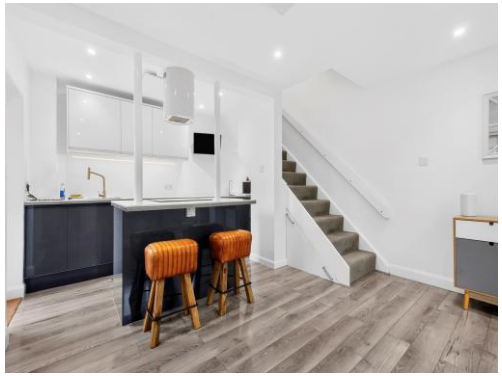
Connells

Harness Way
St. Albans

Harness Way
St. Albans AL4 9HA

for sale
£325,000







Property Description

Offered to the market chain free and having been fully renovated to an exceptional standard throughout, this beautifully presented one double bedroom cluster home in the popular Jersey Farm area of St Albans represents an ideal opportunity for first-time buyers, downsizers or investors alike. The property has been thoughtfully extended and reconfiguration to create a stylish and contemporary living environment. The heart of the home is the impressive open-plan living, kitchen and dining area, providing a bright and versatile space for modern living and entertaining. The spacious double bedroom is complemented by a well-appointed bathroom, all finished to a high specification.

Externally, the property benefits from a private rear garden with useful side access, offering a rare outdoor space for a home of this type. Further advantages include allocated parking along with additional visitor parking.

Conveniently situated within walking distance of local shops, amenities and transport links, the property is also located just 0.7 miles from The Quadrant shopping parade, making everyday conveniences easily accessible.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







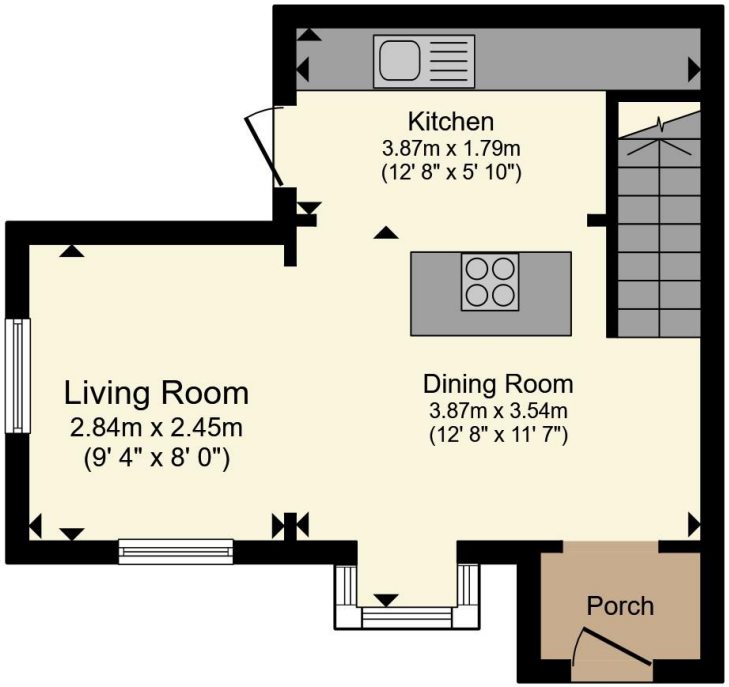


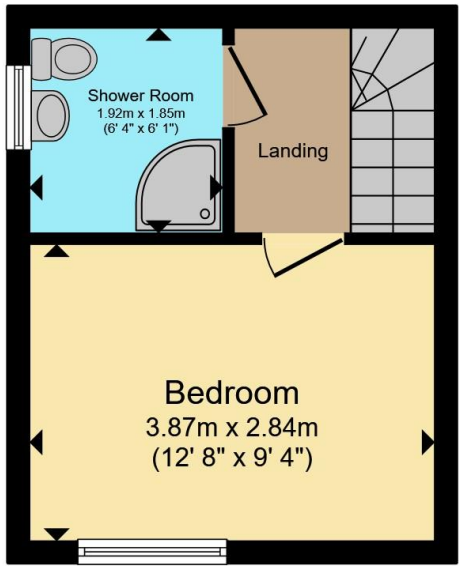

LAUNDRY











Ground Floor **First Floor**

Total floor area 47.6 m² (512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
ST ALBANS AL4 9RH

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306437

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.