



## Craiglands, St Albans, AL4 9AH

NO UPPER CHAIN

A very well presented two bedroom END OF TERRACE house located in Jersey Farm close to the local outstanding schooling. The property is double glazed throughout and boasts under floor heating downstairs and in the bathroom, whilst enjoying a wonderful open plan ground floor incorporating a modern fitted kitchen and a large lounge/diner. On the first floor there are two bedrooms and well-appointed shower room.

Externally, the property benefits from a lovely south facing garden, a single garage situated at the end of the garden with an allocated parking space in front of garage. The property further benefits from solar panels and has potential to extend to the side STPP.

Craiglands is a peaceful, residential location within walking distance of the local shopping parade in the centre of Jersey Farm. St Albans city centre and mainline station with trains into London St Pancras is only a short drive away. There is also a regular bus route into the town centre.



## ACCOMMODATION

### Entrance Hall

UPVC front door, Luxury Vinyl Tile flooring, doors to kitchen and reception room, neutral decor, under stairs storage, stairs rising to first floor, underfloor heating.

### Kitchen

Range of recently fitted wall and base units, under floor heating, tiled walls, Luxury Vinyl Tile flooring, integrated oven, extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, window to front.

### Living Room

Under floor heating with smart heating controlling three separate zones, Luxury Vinyl Tile flooring, neutral decor, integrated LED ceiling lights and inset spotlights, integrated ceiling speakers/ entertainment system, 5 amp lamp sockets, windows to side and rear, door to garden.

## FIRST FLOOR

### Landing

Airing cupboard, carpeted, loft access, doors to all rooms, window to side.

### Bedroom One

Smart heating controls for upstairs radiators, neutral decor, carpeted, radiator, built in wardrobes, bedside light switches and 5 amp lamp sockets, high level TV and plug socket outlet, window to rear.

### Bedroom Two

Neutral decor, carpeted, radiator, bedside light switches and 5 amp lamp sockets, high level TV and plug socket outlet, window to front.

### Bathroom

Tiled flooring, tiled walls, shower cubicle, wash hand basin with storage, low level WC, heated towel rail, underfloor heating with smart heating controls.



## EXTERIOR

Solar panels on rear side of house, CCTV, landscape lighting.

### Front

Laid to lawn, front path, outside tap.

### Rear Garden

Well maintained, south facing garden, patio area, laid to lawn, side access, outside tap.

### Garage

Situated at the rear of the property, up and over door, power, light, insulated and boarded, with internet socket, parking space in front. Potential for conversion into a home office with access through garden.

## PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: D

### Viewing Information

BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

### Environmental Impact Rating

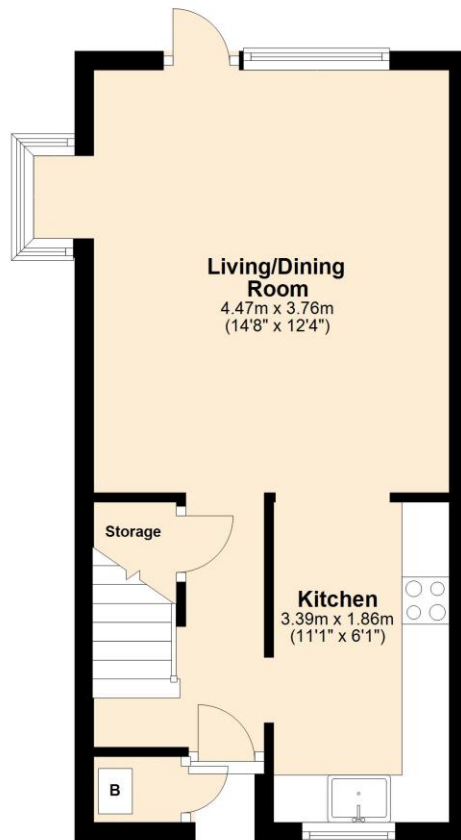
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





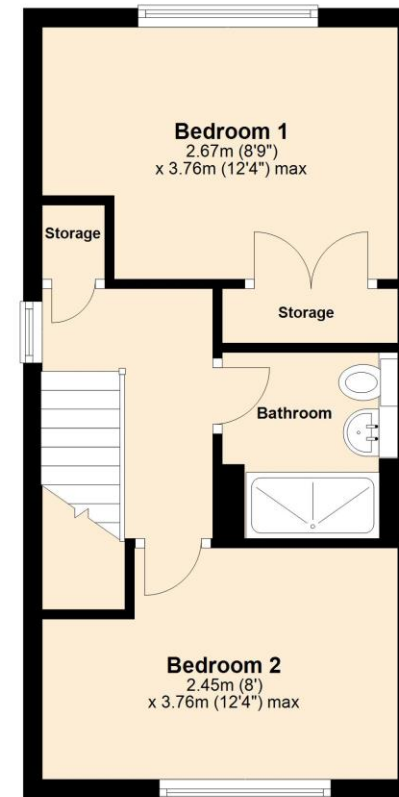
## Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



## First Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



**Total area: approx. 59.6 sq. metres (641.1 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
The total square area does not include a garage.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed, and they do not form part of any contract. We have not tested any of the services, equipment, or fittings. No persons in this firm's employment have the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store, and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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| Energy Efficiency Rating                    |   | Current                   | Potential |
|---------------------------------------------|---|---------------------------|-----------|
| Very energy efficient - lower running costs | A |                           | 90        |
| B                                           |   |                           |           |
| C                                           |   |                           |           |
| D                                           |   |                           |           |
| E                                           |   |                           |           |
| F                                           |   |                           |           |
| G                                           |   |                           |           |
| Not energy efficient - higher running costs |   |                           |           |
| EU Directive 2002/91/EC                     |   | England, Scotland & Wales |           |