



All The Ingredients Needed For A Fabulous Lifestyle

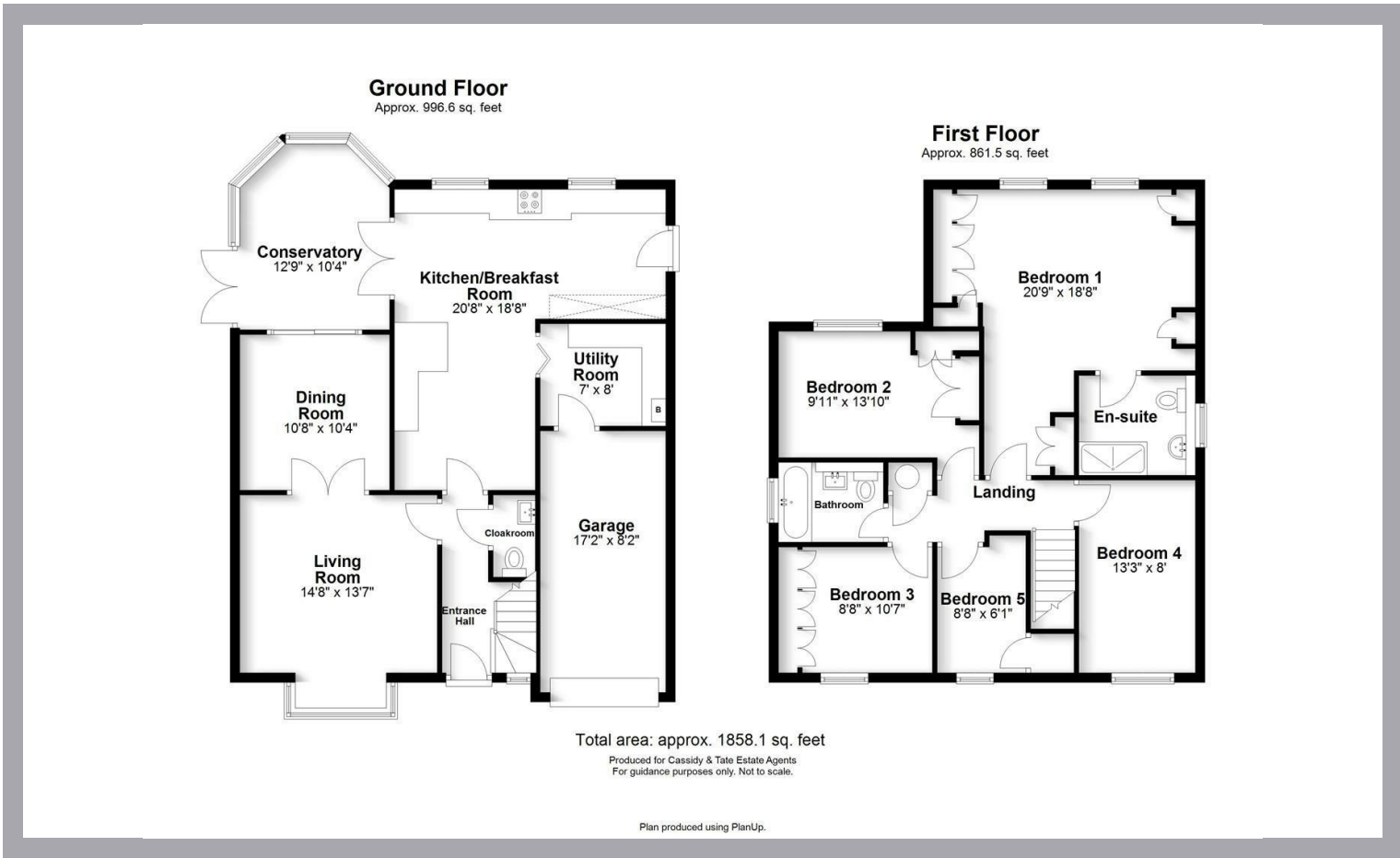
Located in a lovely cul-de-sac location is this five bedroom family home enjoying an enviable location backing onto open fields and conveniently located for excellent schools and good local amenities within Jersey Farm. The property is in need of some updating and has the potential to enlarge or create open plan living if so desired, subject to obtaining the relevant planning consents. Accommodation briefly comprises of an entrance hall, living room, dining room, conservatory, cloakroom and a kitchen/breakfast room on the ground floor. Upstairs are five bedrooms to include a large main bedroom with en-suite facilities and a separate family bathroom. Outside to the rear is a rear garden with stunning open views over farmland. To the front of the property is a driveway providing off road parking which in turn leads to the single garage. There is also a side gate leading to the rear. Jersey Farm is a sought after residential area of St. Albans. It has its own parade of shops, doctor and dentist surgeries, a hairdresser and a 'Tesco' express. Sandridge village and Heartwood Forest are also in close proximity for those looking for a more rural retreat.

POLLICOTT CLOSE

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*Specialists in
Bespoke Properties*

- Five Bedroom Detached Home
- Backing Onto Open Fields
- Cul De Sac Location
- Near Favoured Schooling
- Updating Required
- New Boiler
- Council Tax F £3,025 pa
- Garage With Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Award Winning Agency