



Southfield Way, St Albans, AL4 9JJ

Price £535,000





## Southfield Way, St Albans, AL4 9JJ

This delightful three bedroom semi-detached home on the ever-popular Jersey Farm estate is presented to the market in immaculate condition with plenty of space on offer to the discerning buyer. Sat on a larger than average plot with plenty of space to the side, this is an ideal family home in a quiet cul-de-sac offering three bedrooms, ample living accommodation, off-street parking for 2/3 cars, integral garage and well maintained garden.

Southfield Way is conveniently located within the Jersey Farm estate to the North of St Albans city. Local facilities nearby include a shopping parade and doctors and dental surgery. The property also benefits from being close to well-regarded schools for all ages to include the highly respected Sandringham secondary school. 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.



## ACCOMODATION

### Entrance

Entrance leading to:

### Entrance Hall

Doors leading to kitchen, living room, stairs to first floor.

### Kitchen 11'4 x 7'11 (3.45m x 2.41m)

A fully integrated kitchen with engineered oak floor, window to front aspect, a range of wall and base units, stainless steel 1 ½ sink with drain off area, tiled splashback, induction hob with gas oven and extractor fan hood, space for fridge freezer.

### Living Room 10'10 (max) x 20'2 (3.30m (max) x 6.15m)

Double glazed French double doors to garden from open plan dining room, storage cupboard.

### Dining Room 10'3 x 10'1 (3.12m x 3.07m)

Double glazed French double doors to garden from open plan living room, window to rear.

## FIRST FLOOR

Doors to bedrooms one, bedroom two, bedroom three and family bathroom

### Landing

Doors to bedrooms one, bedroom two, bedroom three and family bathroom.

### Bedroom One 11'5 x 9'11 (3.48m x 3.02m)

Radiator, window to rear, built in storage cupboard.





**Bedroom Two 10' 0 x 8'11 (3.05m  
0.00m x 2.72m)**

Radiator, window to front, built in  
storage cupboard .

**Bedroom Three 9'11 x 7'10 (3.02m x  
2.39m)**

Radiator, window to rear.

**W/C**

Low level W.C, frosted window to  
front.

**Family Bathroom**

Shower cubicle, bath, sink, frosted  
window to front, tiled splashbacks,  
vinyl flooring, radiator.

**EXTERIOR**

**Front**

Shared access to a private shingle  
driveway with off-street parking for  
2/3 cars.

**Rear Garden**

Mainly laid to lawn, patio area,  
timber shed, enclosed by timber  
fence.

**Garage 16'9 x 8'3 (5.11m x 2.51m)**

Up and over door, power and light.

**Viewing Information**

BY APPOINTMENT ONLY THROUGH  
PUTTERILLS, 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.



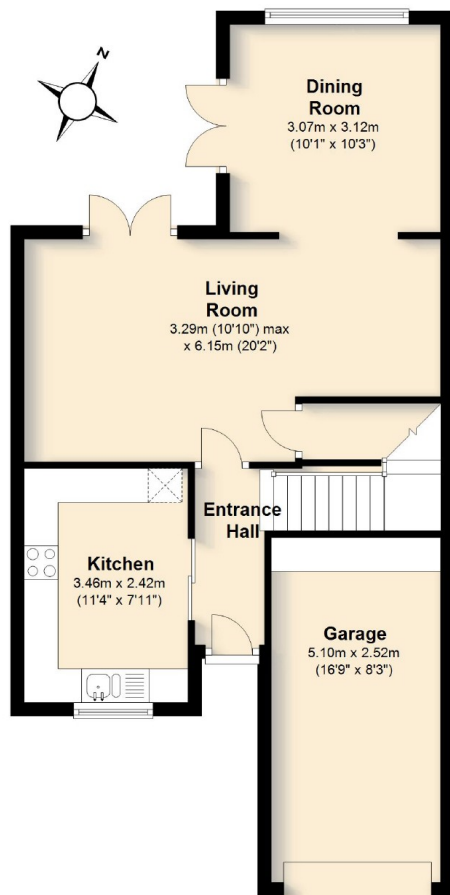






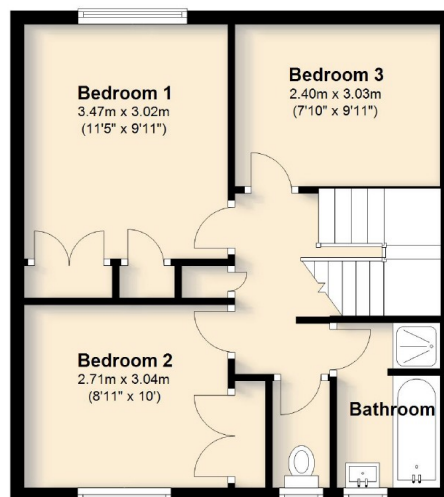
## Ground Floor

Approx. 57.8 sq. metres (621.6 sq. feet)



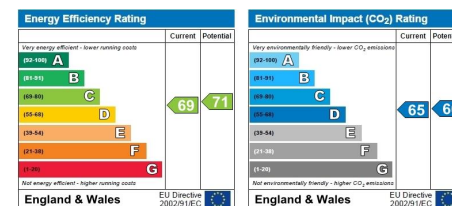
## First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



Tel: 01727 856999

5 The Quadrant  
Marshalswick  
St Albans  
Herts  
AL4 9RA  
Email:

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