



 2 Bedrooms

 2 Bathrooms

 1 Reception Room

 Allocated Parking

 Private Rear Garden

 EPC Band C

Council Tax
Band: E £2,781.22 (2024/2025)

Local Authority
St Albans City & District Council
Service Charge: £931.25 per
annum

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Crescent Gardens, St. Albans, AL4 0FZ
Guide Price £475,000 Freehold

Crescent Gardens, St. Albans

A spacious two double bedroom, two bathroom, modern mid-terrace home with allocated parking, positioned within a stylish gated development on the outskirts of St Albans. The property is offered to the market with no onward chain.

🏡 Well Presented Mid Terrace Home Over Three Floors

🏡 Modern Gated Development

🏡 Two Bedrooms

🏡 Two Bathrooms

🏡 Private Rear Garden

🏡 No Onward Chain

🏡 Close to Motorway Networks & St Albans City Centre

Description

Crescent Gardens is a modern gated development of just eight homes built in 2019 and has been constructed to an extremely high standard.

The accommodation includes an entrance hall, downstairs WC, modern fitted kitchen, and a spacious living/dining room with French doors leading to the rear garden. The first floor enjoys a good size master bedroom with en-suite shower room and there is also a further double bedroom which is serviced by a stylish family bathroom. This superb property also has the benefit of the loft area being part converted to provide a useful storage room.

To the rear there is a patio area which is mainly laid to lawn and allocated parking is positioned to the rear of the property.

Location

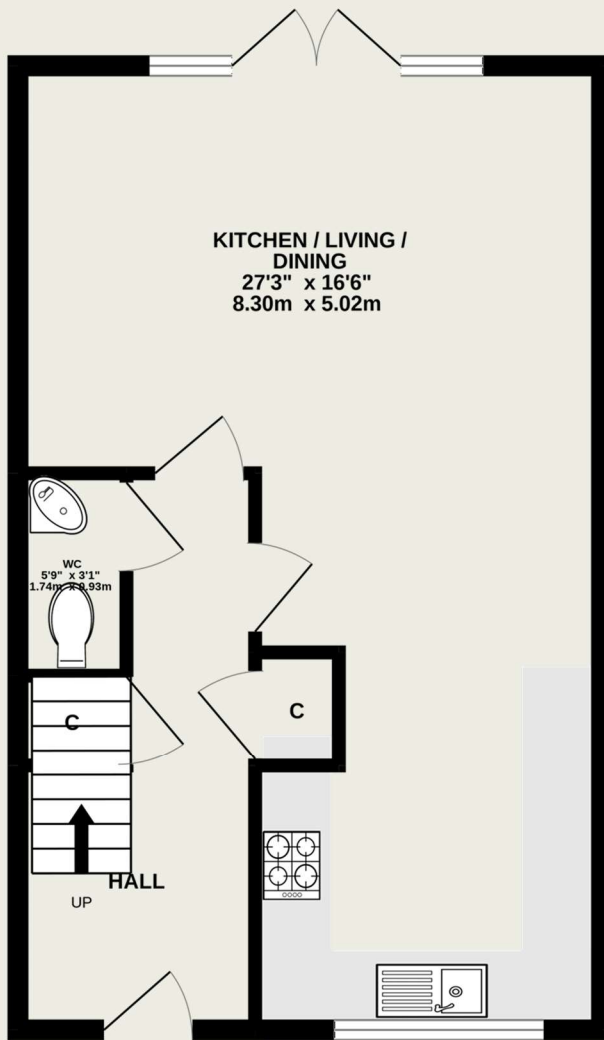
Crescent Gardens is situated on the East side of St Albans and provides easy access to St Albans City Centre and the various A1M and M25 motorways.



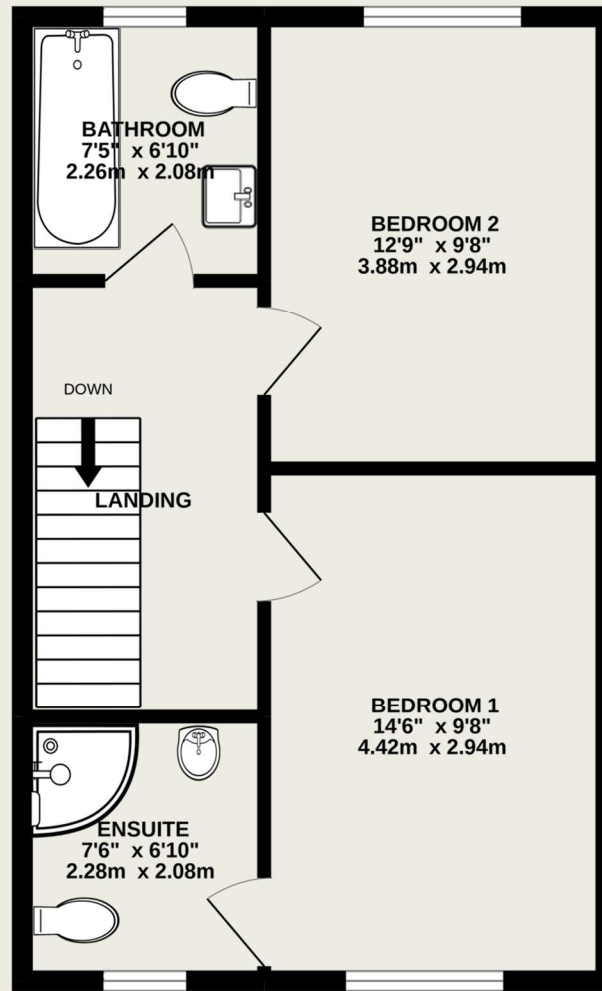


Important Information

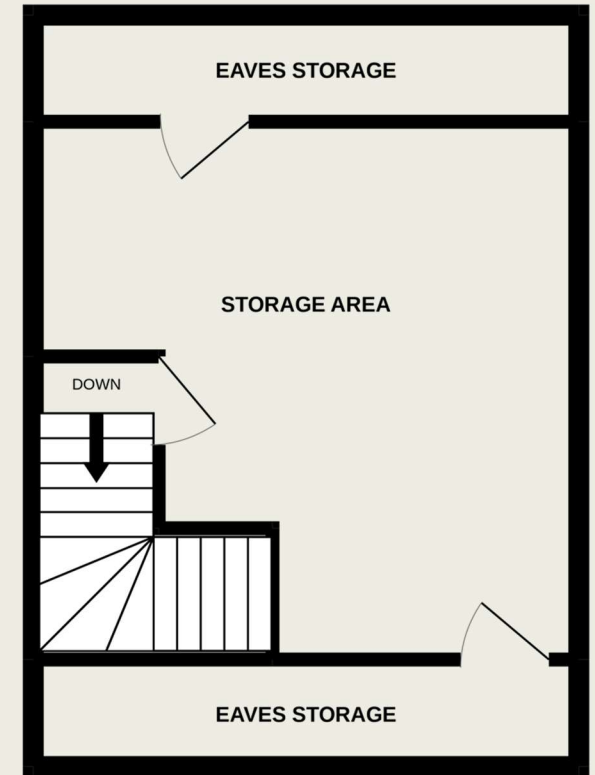
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GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such