



Crossfields, St. Albans, AL3 4NF

welcome to

Crossfields, St. Albans

Located on the desirable St Stephens side of St Albans, this brand new, individually designed four-bedroom detached home offers over 2,000 sq ft of accommodation across three floors.

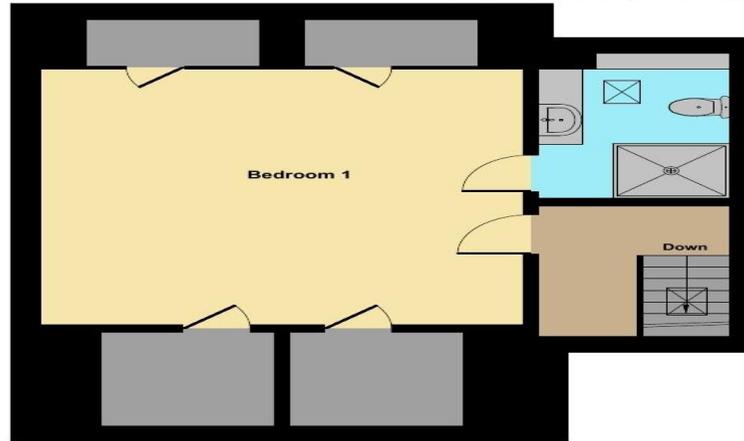


Crossfields, Chiswell Green, St. Albans, AL3

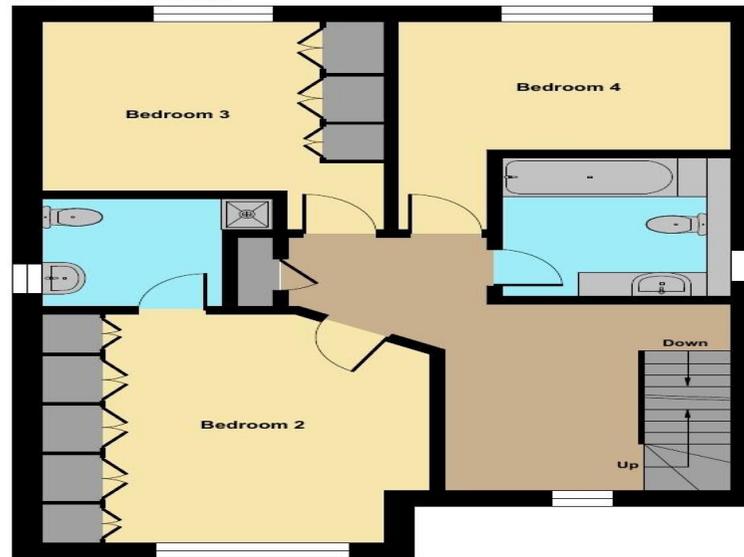
Approximate Area = 2194 sq ft / 203.8 sq m
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Ground Floor

Kitchen/Diner

22' 9" max x 22' max (6.93m max x 6.71m max)

Reception Room

19' 4" x 11' 3" (5.89m x 3.43m)

Utility Room

7' 10" x 6' 11" (2.39m x 2.11m)

Cloakroom

First Floor

Bedroom 2

14' 4" into bay x 11' 7" max (4.37m into bay x 3.53m max)

En-Suite

Bedroom 3

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

Bedroom 4

13' 1" max x 11' 3" max (3.99m max x 3.43m max)

Second Floor

Bedroom 1

16' 3" x 16' 1" (4.95m x 4.90m)

En-Suite

welcome to

Crossfields, St. Albans

- Brand New Individually Designed Property
- Detached
- 4 Bedrooms
- Large Driveway
- Over 2,000 sq ft

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: G

£1,600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALB105659 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk