

DRUCE
& PARTNERS

11 Taylor Close
St. Albans, AL4 9YB
Guide Price £455,000

DRUCE & PARTNERS

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11 Taylor Close

JERSEY FARM / ST ALBANS / AL4 9YB

A 2 double bedroom terraced house with enclosed garden and GARAGE within a quiet cul-de-sac in sought after Jersey Farm residential area within short walk of Wheatfields Junior / Nursery and Sandringham Secondary Schools. There is a pedestrian pathway to front of house overlooking open Green and woodland.

The accommodation comprises:- entrance hall with storage cupboard, 23' lounge / diner with patio doors onto garden, 12' kitchen with appliances, landing, 2 double bedrooms, shower room. The property features gas radiator central heating and part double glazing. There is an enclosed rear garden with patio and lawned garden, gate to rear and a garage.

Jersey Farm has a parade of shops with " Tesco Metro", a doctor and dentist surgery and a public house whilst there is a comprehensive shopping parade at nearby Quadrant in Marshalswick. The City centre shops & leisure facilities and mainline station into London are only a short car or bus ride away.

GROUND FLOOR

Entrance Poarch
store cupboard

Entrance Hall
Store Cupboard

Lounge / Dining Room
22'9 x 13' (6.93m x 3.96m)

Kitchen
11'9 x 6'10 (3.58m x 2.08m)
with applicances

FIRST FLOOR

Landing Airing cupboard

Bedroom 1
13' x 9'6 (3.96m x 2.90m)

Bedrom 2
11'8 x 9'7 (3.56m x 2.92m)

Shower room

WC

OUTSIDE

Rear Garden

Garage
16'3 x 8'7 (4.95m x 2.62m)

ALL MAINS SERVICES

EPC
Energy rating - C

Council Tax
Band - D - £2306p.a

Viewing

Through **Druce & Partners,**

Telephone: **01727 855232**

Email: **sales@druce-partners.co.uk**

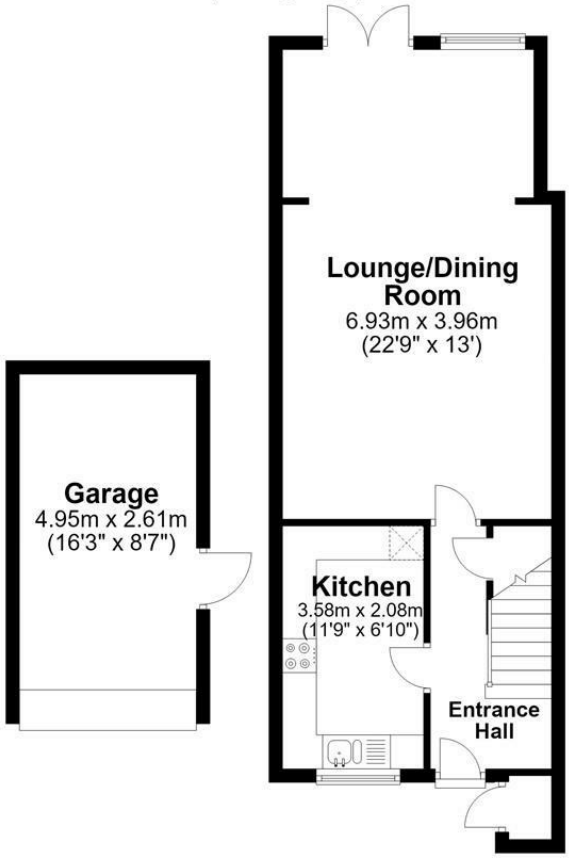






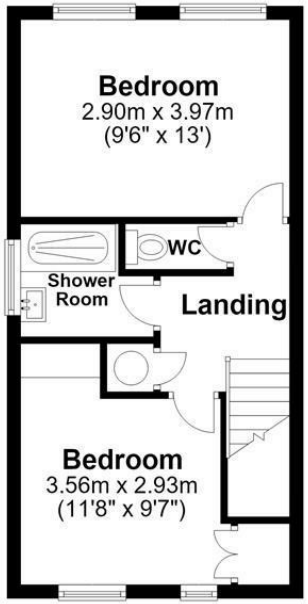
Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)
(excluding Garage)



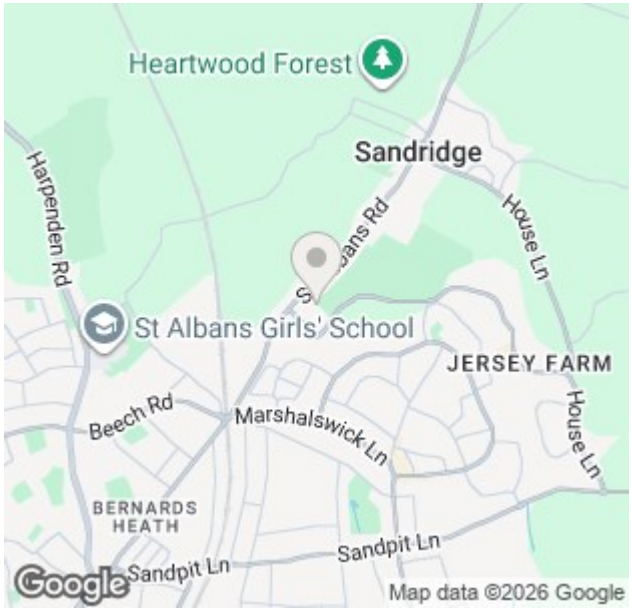
First Floor

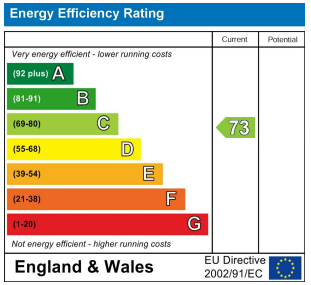
Approx. 34.2 sq. metres (367.9 sq. feet)

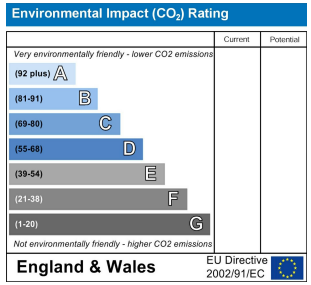


Total area: approx. 76.2 sq. metres (820.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.







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