





An excellent first time or investment opportunity to purchase a well-presented one bedroom cluster home, situated in the popular Jersey Farm Development.

Guide £240,000

The property provides excellent, light and airy accommodation and benefits from recently installed cavity wall insulation and Potterton boiler.

Jersey Farm is well serviced with local amenities and within a short drive of St Albans City Centre and mainline Station to London St Pancras.



Collinson  
Hall

## Ground Floor

Entrance Lobby

Lounge/Kitchen 5.71m x 3.33m

## First Floor

Landing

Bedroom 3.07m x 2.78m

Bathroom

## Outside

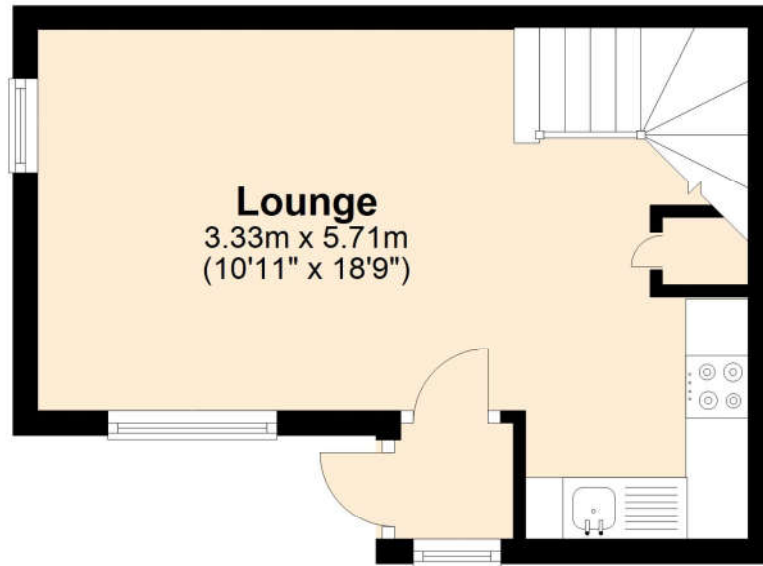
Paved Frontage



Collinson  
Hall

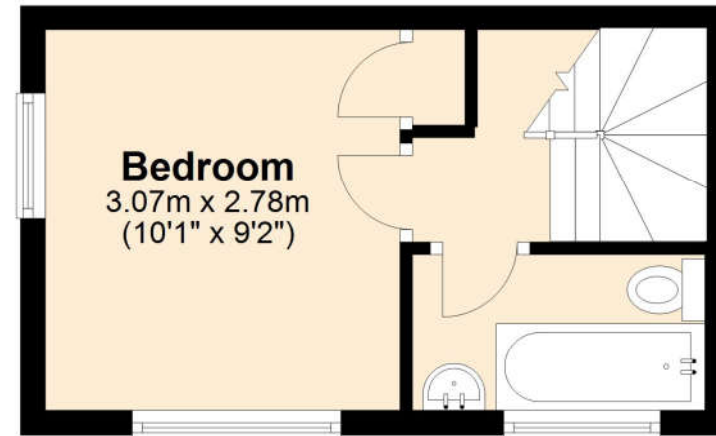
## Ground Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



## First Floor

Approx. 17.5 sq. metres (188.5 sq. feet)



**Total area: approx. 39.4 sq. metres (424.1 sq. feet)**

PROVIDED BY COLLINSON HALL ESTATE AGENTS  
Plan produced using PlanUp.

### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.