





Offered for sale with **NO UPPER CHAIN** is this **SPACIOUS THREE-BEDROOM** semi-detached family situated on a **POPULAR ROAD** close to excellent amenities and reputable local schools in **LONDON COLNEY VILLAGE**.

**Guide Price: £500,000**

The accommodation is arranged over two levels and comprises an entrance porch, entrance hall, living room, dining room, conservatory, kitchen, inner hallway with two storage cupboards and a shower room.

On the first floor there are three bedrooms, bathroom, and a useful loft space. Outside, the driveway provides off road parking with access to a well-maintained rear garden. In our opinion this lovely family home offers excellent extension potential subject to obtaining the necessary planning consents.

EPC Rating: C 70

Council Tax Band: D





Entrance Hall

Living Room 4.28m x 3.45m (14'1" x 11'4").

Kitchen 4.44m x 3.08m (14'7" x 10'1").

Dining Room 5.07m x 3.76m (16'8" x 12'4").

Conservatory 3.15m x 1.77m (10'4" x 5'10").

Shower Room

Bedroom 1 3.45m x 3.43m (11'4" x 11'3").

Bedroom 2 3.66m x 2.96m (12' x 9'9").

Bedroom 3 2.77m x 2.65m (9'1" x 8'8").

Bathroom

Garden







**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.



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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk