





A great opportunity to purchase a THREE BEDROOM semi-detached family home which requires modernisation and is offered with NO UPPER CHAIN.

Guide Price: £485,000

The property sits on a generous plot with ample scope to extend subject to the usual consent. In essence, the property offers three good-sized bedrooms and a bathroom on the first floor along with two reception rooms, a large kitchen, and a series of outbuildings on the ground floor. There is a generous rear garden and ample parking to the front. Located in the village of London Colney the property is close to good shopping amenities and well-placed for easy access to major road connections.

EPC Rating: TBC
Council Tax Band: D





Entrance Hall

Dining Room 3.47m x 2.89m (11'5" x 9'6").

Living Room 4.86m x 3.39m (15'11" x 11'1").

Kitchen 3.39m x 2.89m (11'1" x 9'6").

Storage

Workshop

Cloakroom

Bedroom 1 4.23m x 3.39m (13'11" x 11'1").

Bedroom 2 3.39m x 2.87m (11'1" x 9'5").

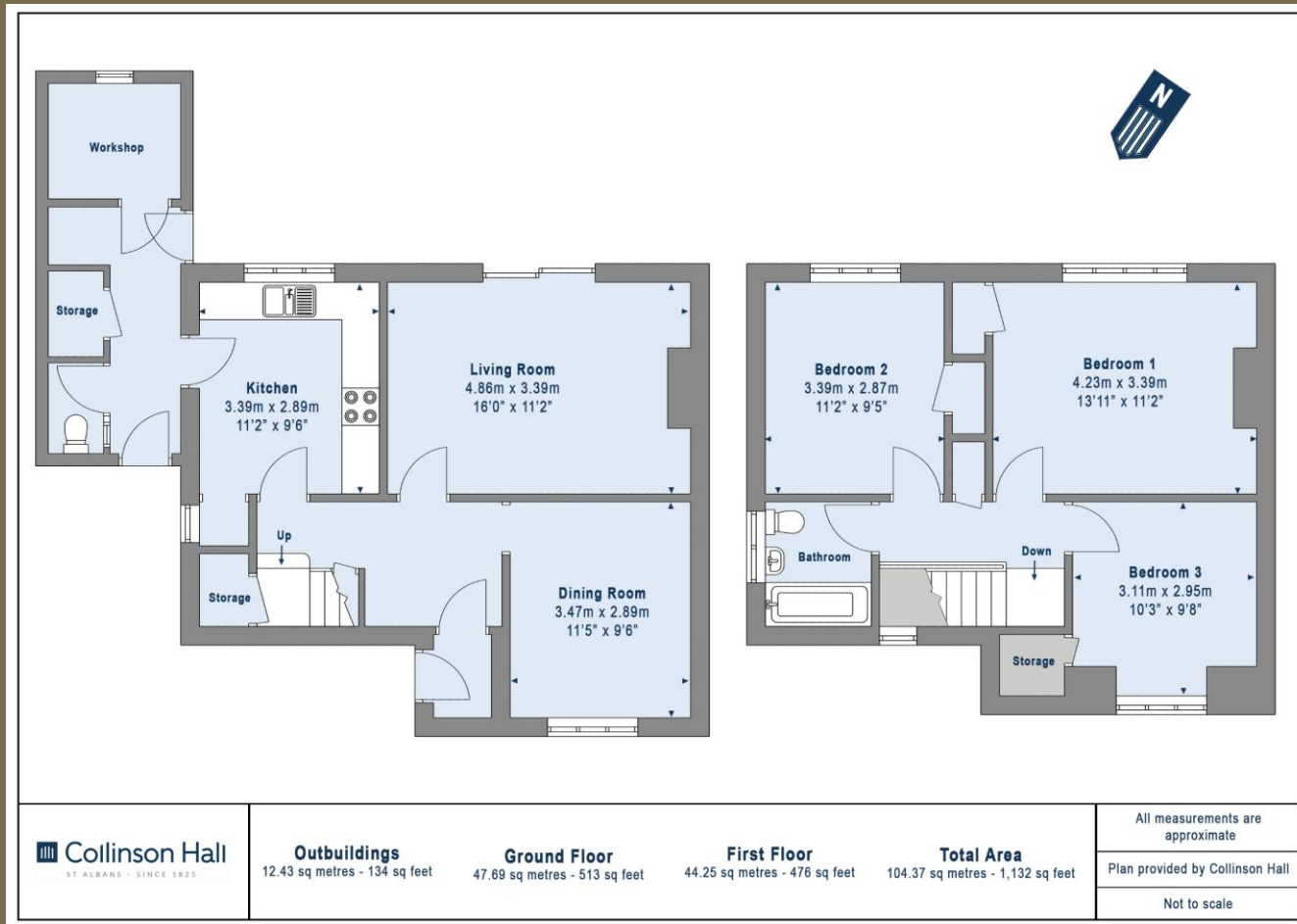
Bedroom 3 3.11m x 2.95m (10'2" x 9'8").

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