









A beautifully presented **THREE BEDROOM** semi detached **FAMILY HOME** situated close to excellent amenities including Colney Fields Shopping Park, Broad Colney Lakes Nature Reserve, and a short walk to the vibrant centre of **LONDON COLNEY VILLAGE**.

**Offers Over: £500,000**

The accommodation is arranged over two levels and comprises an entrance porch, entrance hall, guest cloakroom, bright and airy living room, stylish refitted kitchen, and a modern conservatory. On the first floor, there are three bedrooms, modern bathroom, and access to loft space. Externally the property benefits from allocated parking and access to a well-maintained rear garden.

EPC Rating: D 68  
Council Tax Band: E









Entrance Hall

Cloakroom

Living Room 4.78m x 4.43m (15'8" x 14'6").

Kitchen 4.43m x 2.56m (14'6" x 8'5").

Conservatory 3.28m x 3.03m (10'9" x 9'11").

Bedroom 1 4.06m x 2.59m (13'4" x 8'6").

Bedroom 2 3.28m x 2.59m (10'9" x 8'6").

Bedroom 3 3.08m x 1.72m (10'1" x 5'8").

Bathroom

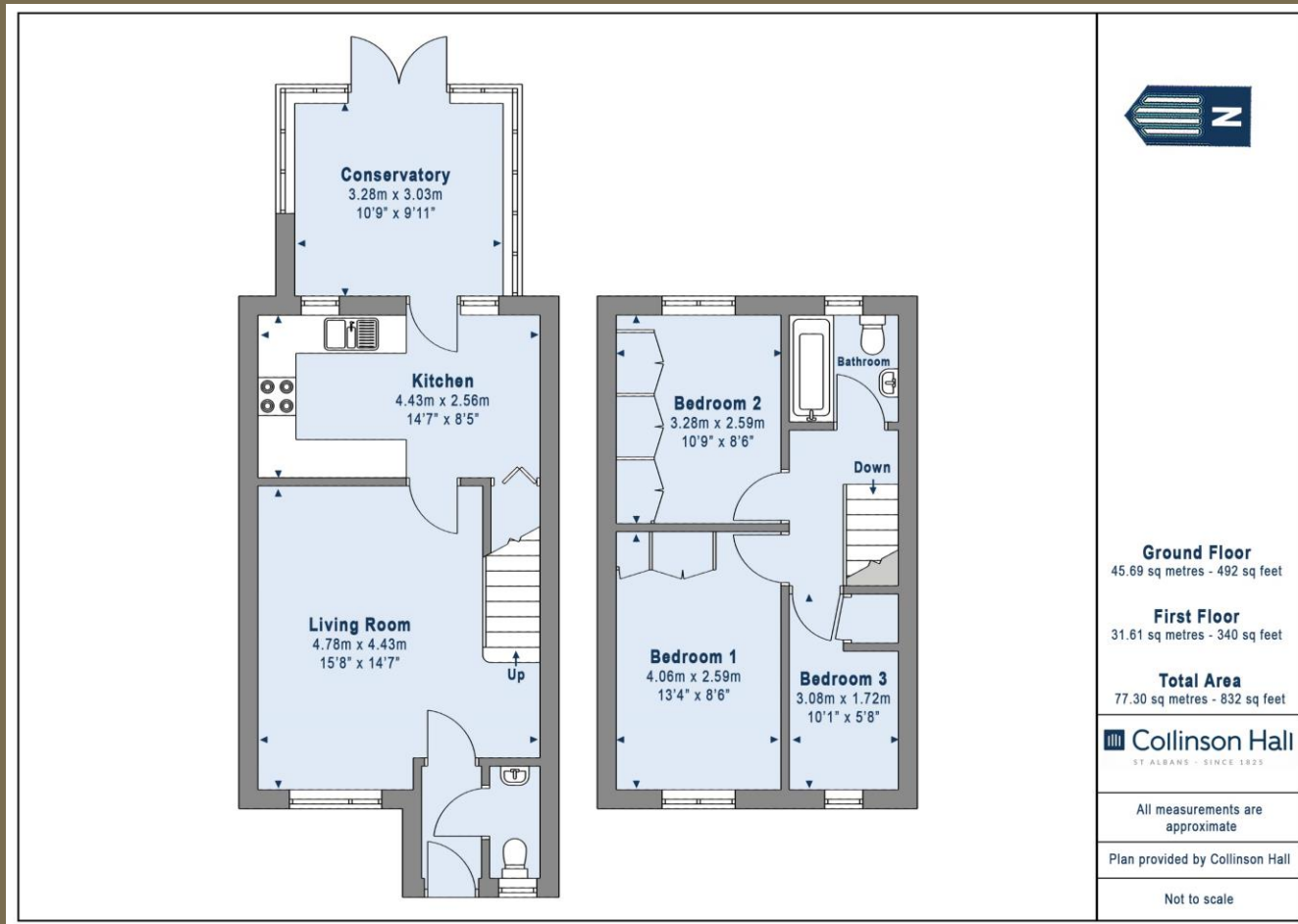
Garden











**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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