





A delightful example of a **BEAUTIFULLY PRESENTED** and spacious **PERIOD HOME**, thoughtfully **MODERNISED** whilst retaining an abundance of **CHARACTER FEATURES**, ideally positioned on the High Street of the sought-after village of London Colney, with the rare benefit OF **BOTH PARKING AND A GARAGE**.

Offers Over: £500,000

The property offers superbly presented accommodation arranged over three floors, combining character and modern convenience throughout. The ground floor features two generous reception rooms, a stylish modern kitchen, and a useful basement room offering excellent versatility. Upstairs, there are three well-proportioned bedrooms served by a contemporary fitted bathroom. Externally, the property enjoys a private rear garden with access to a detached garage, benefitting from a recently installed EV charger, alongside hardstanding providing off-road parking for one vehicle.

London Colney is a charming and well-connected village, renowned for its picturesque surroundings, popular eateries, and proximity to the River Colne. The area also offers excellent access to major motorway networks and nearby retail facilities, including the SavaCentre, home to Europe's largest Sainsbury's and Marks & Spencer.

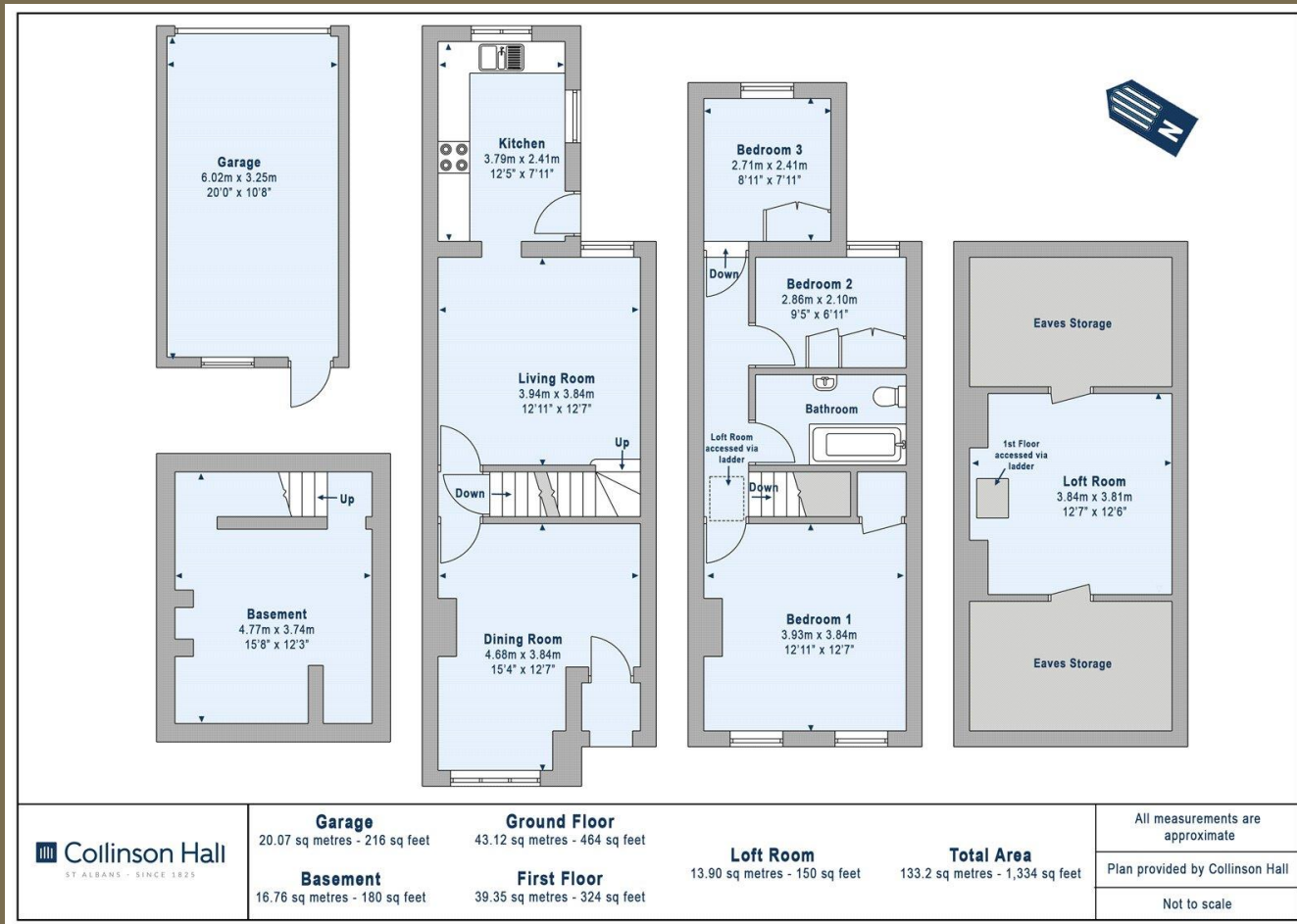
EPC Rating: 58 D
Council Tax Band: D











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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