







A delightful example of a BEAUTIFULLY PRESENTED, spacious PERIOD PROPERTY located on the HIGH STREET of the popular village of LONDON COLNEY.

**Guide Price: £530,000**

The property offers superbly presented accommodation spanning over three floors and includes two good size reception rooms, a useful basement room, and a modern kitchen. Upstairs there are three bedrooms and a modern fitted bathroom. Outside there is a rear garden with access to a detached garage which also has parking in the form of hardstanding for one vehicle.

London Colney is a picturesque village that features quality eateries, the River Coine, and is well positioned for fast access to motorway networks and the Sava Centre, Europe's largest Sainsbury's and Mark & Spencer's.









Entrance Hall

Dining Room 4.68m x 3.84m (15'4" x 12'7").

Living Room 3.94m x 3.84m (12'11" x 12'7").

Kitchen 3.79m x 2.41m (12'5" x 7'11").

Basement 4.77m x 3.74m (15'8" x 12'3").

Bedroom 1 3.93m x 3.84m (12'11" x 12'7").

Bedroom 2 2.86m x 2.10m (9'5" x 6'11").

Bathroom

Loft Room 3.84m x 3.81m (12'7" x 12'6").

Garden

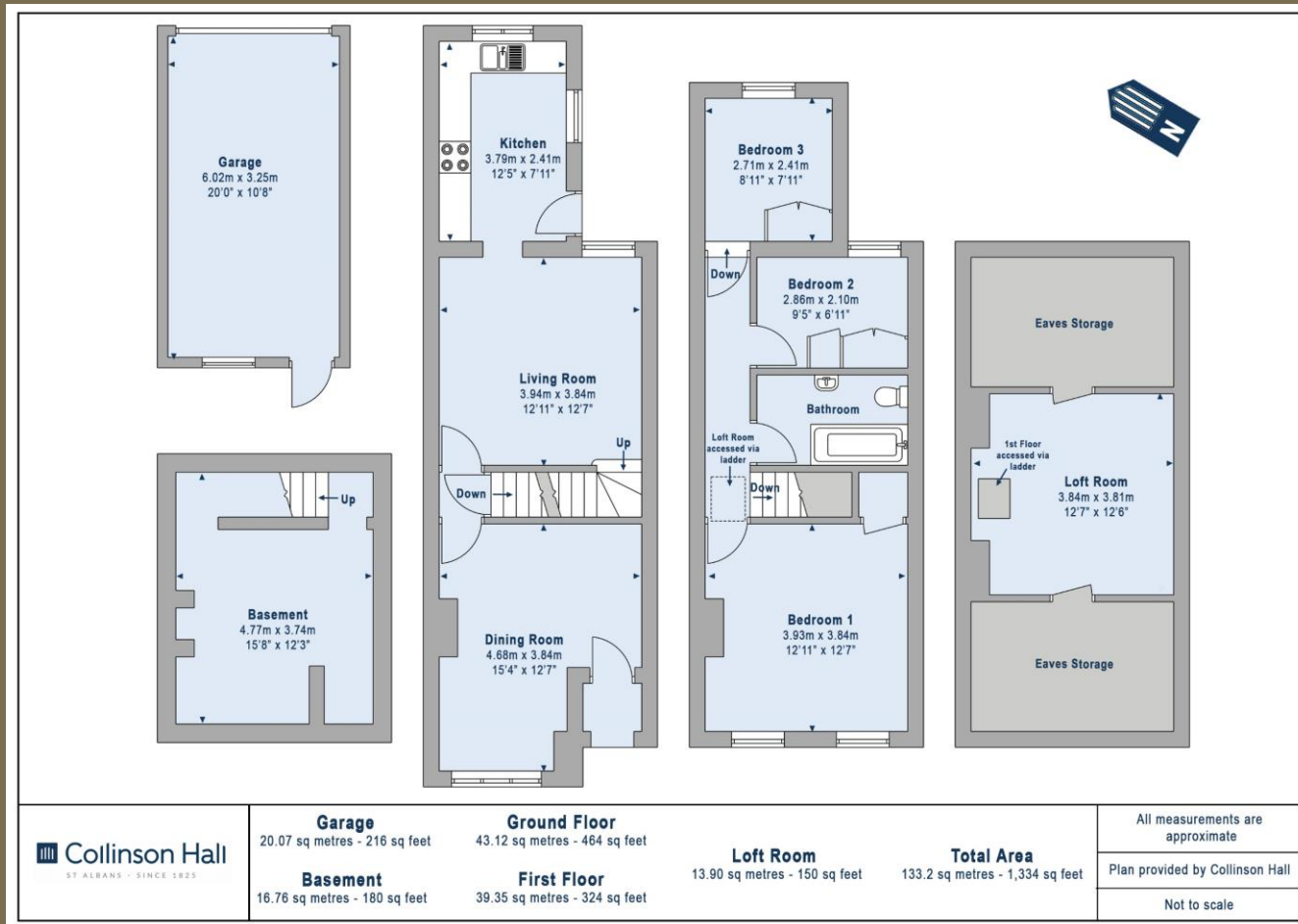
Garage 6.02m x 3.25m (19'9" x 10'8").











**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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