





A LARGER THAN AVERAGE family home with a DRIVEWAY, located within the popular village of LONDON COLNEY with excellent local shopping facilities and excellent access to major road networks.

Guide Price £450,000 to £460,000

This spacious four-bedroom semi-detached family home provides generous living space to include accommodation comprising on the ground floor, a spacious kitchen that is open plan through to the living/dining room, the main bedroom and ensuite bathroom as well as access to the remaining portion of the garage and cloakroom. On the first floor, there are three generous bedrooms with a shower room and a separate cloakroom. Outside, there is a good-sized rear garden that is mainly laid to lawn and features a veranda and garden building. This property also has the benefit of its own driveway for two vehicles.

EPC Rating: D 63
Council Tax Band: D





Entrance Hall

Cloakroom

Kitchen 3.97m x 3.60m (13' x 11'10").

Living/ Dining Room 7.28m x 2.73m (23'11" x 8'11").

Covered Veranda

Bedroom 1 4.00m x 3.61m (13'1" x 11'10").

Ensuite Bathroom

Bedroom 2 3.95m x 3.61m (13' x 11'10").

Bedroom 3 3.95m x 2.61m (13' x 8'7").

Bedroom 4 2.82m x 2.42m (9'3" x 7'11").

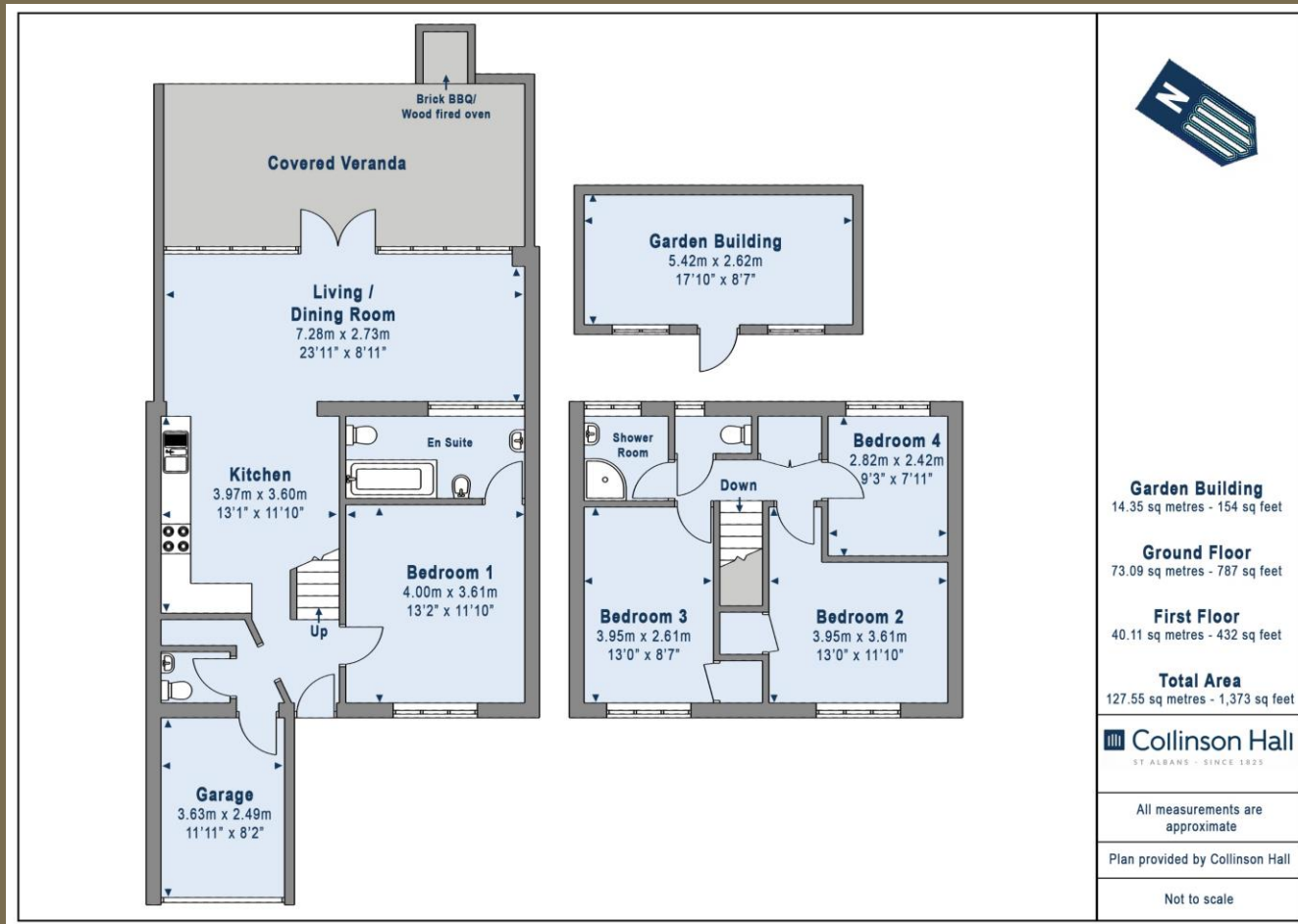
Shower Room

WC

Garden

Garage 3.63m x 2.49m (11'11" x 8'2").





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.

