





Offered for sale with NO UPPER CHAIN is this well-presented four-bedroom SEMI-DETACHED family home situated at the end of a popular lane close to excellent amenities within the popular Village of COLNEY HEATH.

Offers Over: £650,000

The property benefits from approximately 1474 square feet of accommodation comprising an entrance hall, guest cloakroom, living room, dining room, conservatory, kitchen/breakfast room, and study. On the first floor the principal bedroom benefits from an ensuite shower room, and there are three further bedrooms and a family bathroom. Outside, the driveway provides off-road parking with side access to a private rear garden and a useful garage suitable for storage and bikes. The property also benefits from solar panels which significantly reduces our client's utility bills.

EPC Rating: TBC
Council Tax Band:D





Entrance Hall

Cloakroom

Living Room 4.86m x 4.13m (15'11" x 13'7").

Conservatory 3.04m x 2.91m (10' x 9'7").

Dining Room 4.15m x 2.86m (13'7" x 9'5").

Kitchen 5.05m x 2.89m (16'7" x 9'6").

Office 2.85m x 2.42m (9'4" x 7'11").

Bedroom 1 3.48m x 2.89m (11'5" x 9'6").

Ensuite Shower Room

Bedroom 2 3.36m x 3.24m (11' x 10'8").

Bedroom 3 3.19m x 2.28m (10'6" x 7'6").

Bedroom 4 2.44m x 2.39m (8' x 7'10").

Bathroom

Garden

Garage 3.74m x 2.48m (12'3" 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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk