









**A SPACIOUS THREE BEDROOM** end of terrace home located in the village of **LONDON COLNEY** offering **STYLISH** and **MODERN** living throughout. The village of London Colney sits to the **SOUTH SIDE** of St. Albans and is ideally located for **EASY ACCESS** to major road connections, including **M25, M1, and A1**.

**Guide Price: £515,000**

This much-improved family home offers spacious accommodation, arranged over two floors with a good-sized entrance hall leading to a recently fitted and very stylish kitchen/dining room. There is a separate lounge with a feature fireplace, which opens onto the kitchen/diner, and a useful utility area with a cloakroom and doors leading onto a good-sized rear garden. Upstairs there are three good size bedrooms and a modern family bathroom, and there is parking for two vehicles.

Locally, there are various shopping facilities with a vibrant High Street and the Sava Centre with M&S, Sainsbury's and a variety of High Street outlets such as Boot's and Next, as well as offering access to good local schooling.

EPC Rating: D 61  
Council Tax Band: D









Entrance Hall

Living Room 3.66m x 3.63m (12' x 11'11").

Kitchen/Dining Room 5.59m x 3.35m (18'4" x 11').

Cloakroom

Utility Room 2.60m x 2.38m (8'6" x 7'10").

Bedroom 1 3.68m x 3.39m (12'1" x 11'1").

Bedroom 2 3.60m x 3.39m (11'10" x 11'1").

Bedroom 3 2.81m x 1.80m (9'3" x 5'11").

Bathroom

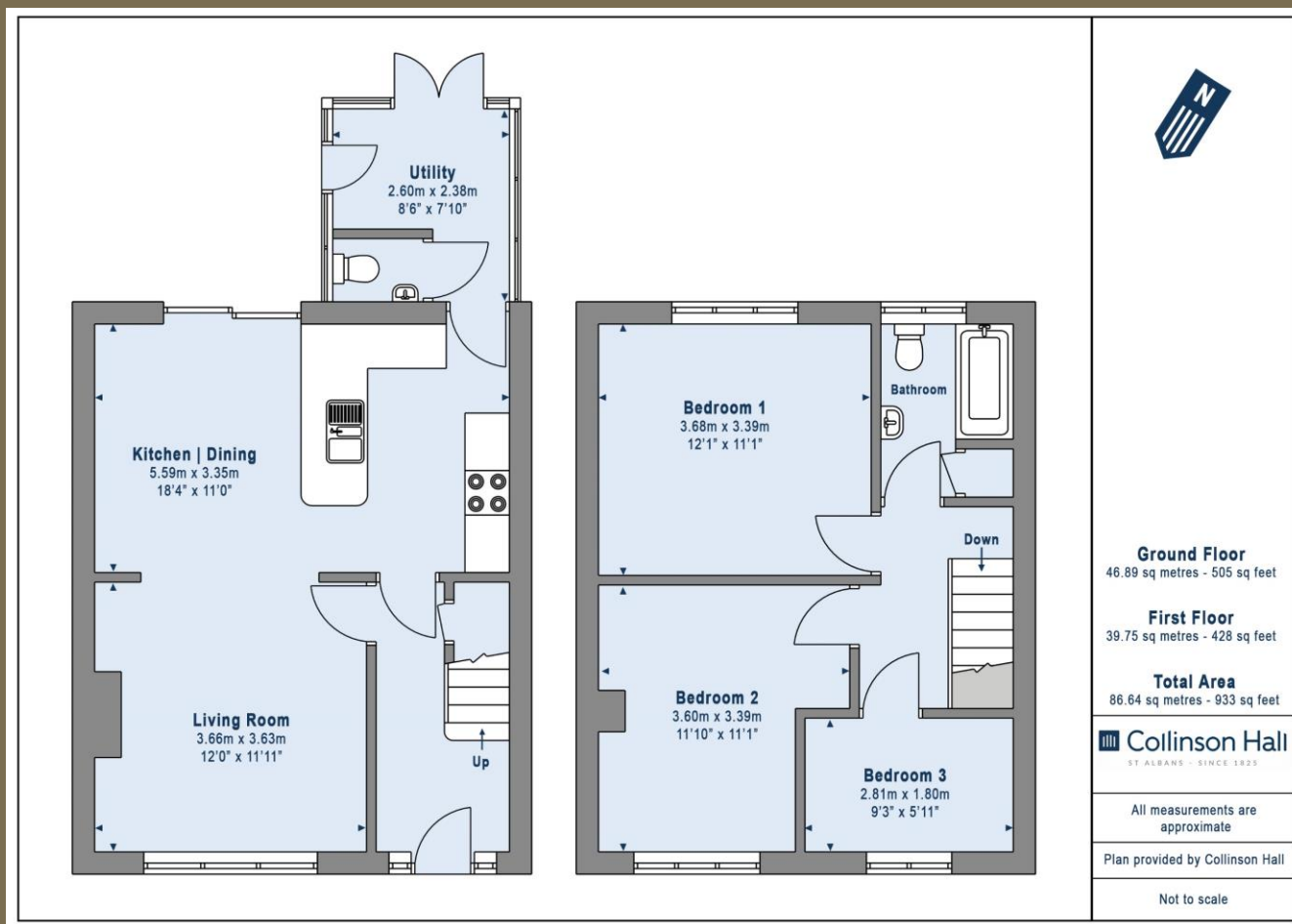
Garden











#### 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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