





A wonderful THREE bedroom SEMI-DETACHED house, situated on a GOOD SIZE PLOT, in the picturesque village situated close to excellent amenities including Colney Fields Shopping Park, Broad Colney Lakes Nature Reserve, and a short walk to the vibrant centre of LONDON COLNEY VILLAGE.

Guide Price: £650,000

Offering bright and spacious accommodation throughout, this family home offers flexible living space, including a living room with a feature fireplace and storage cupboard, a kitchen, and a modern family bathroom. On the first floor, there are here well-proportioned bedrooms with sash-style windows and a feature fireplace. To the rear, there is a lovely, low-maintenance garden, and to the front, there is ample parking available.

EPC Rating: D 56

Council Tax Band: D





Entrance Hall

Living Room 4.77m x 3.94m (15'8" x 12'11").

Kitchen 4.19m x 2.54m (13'9" x 8'4").

Bathroom

Bedroom 1 3.94m x 2.76m (12'11" x 9'1").

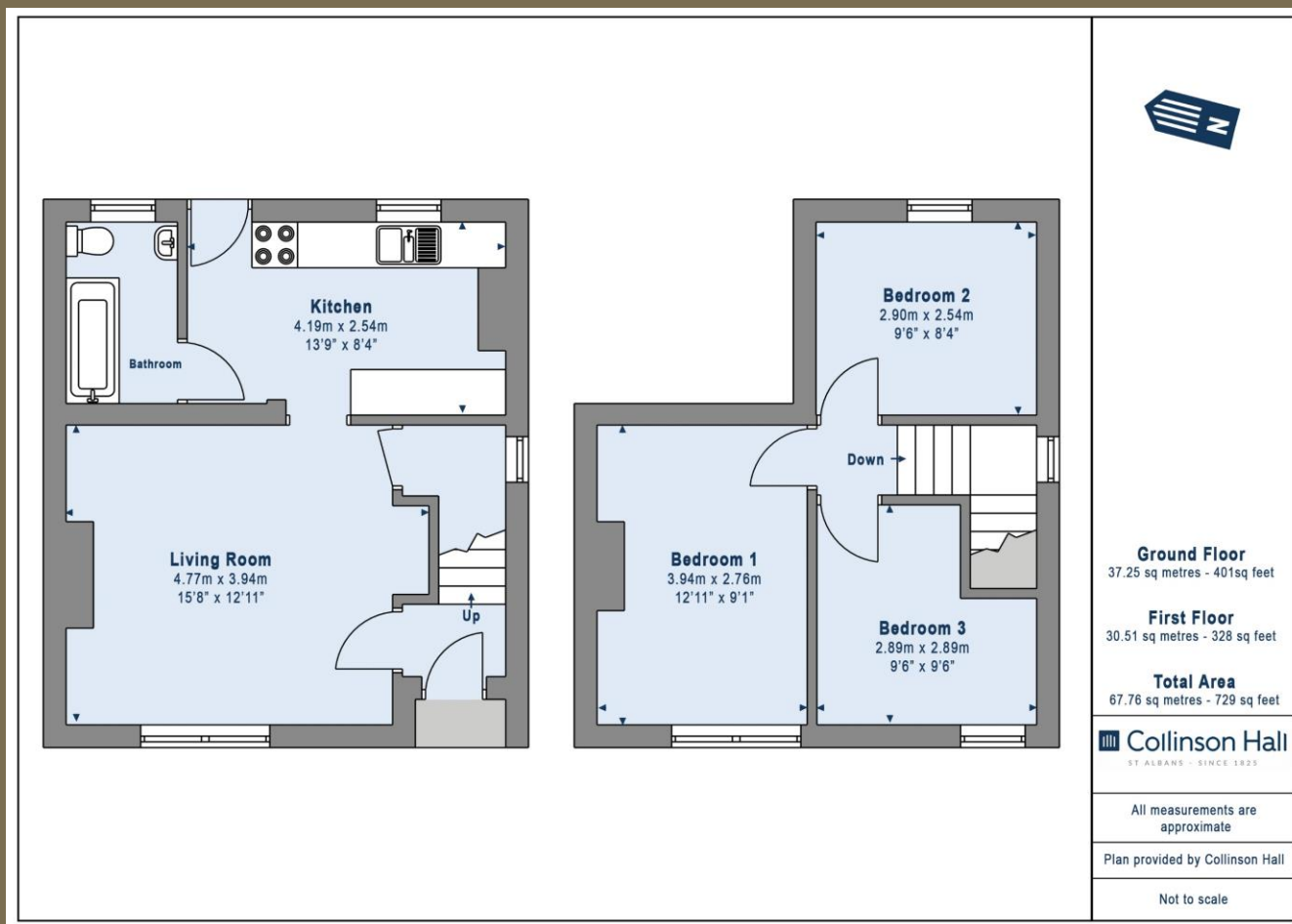
Bedroom 2 2.90m x 2.54m (9'6" x 8'4").

Bedroom 3 2.89m x 2.89m (9'6" x 9'6").

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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