





A truly **EXCEPTIONAL HOUSE** boasting vast living space, **HIGH SPECIFICATION** and packed with tech taking **MODERN LIFE** to a new level.

Guide Price: £900,000

This imposing four-bedroom semi-detached family home boasts ample living space throughout and features a large entrance hall leading to a formal bay-fronted lounge, an office that could be used as a bedroom, a utility room, and a wet room. The ultra-modern kitchen/diner is the showpiece of this fantastic house, complete with a range of built-in appliances, a central island, a living area, and bi-folding doors offering access to the garden. On the first floor, there are three good-sized bedrooms, a family bathroom, and a fantastic principal bedroom, benefiting from a walk-in wardrobe and a beautiful ensuite. The property is equipped with many additional features including, solar PV panels 3500kwh PA and solar thermal panels, high-tech cabling, audio, and lighting systems throughout and outside; there is a good-sized garden, a generous garden cabin with power, lighting, high-speed wired internet lighting controls and underfloor heating, and ample parking to the front. The property is located on the fringes of London Colney with excellent road connections to M25, M1 & A1.

EPC Rating: B 86

Council Tax Band: D





Entrance Hall

Lounge 4.15m x 3.55m (13'7" x 11'8").

Kitchen/Living/Dining 7.81m x 6.98m (25'7" x 22'11").

Utility Room

Plant Room

Wet Room

Office/Bedroom 5 4.23m x 2.30m (13'11" x 7'7").

Bedroom 1 4.75m x 3.12m (15'7" x 10'3").

Walk-In-Wardrobe

Ensuite Bathroom

Bedroom 2 4.64m x 2.61m (15'3" x 8'7").

Bedroom 3 4.15m x 3.21m (13'7" x 10'6").

Bedroom 4 3.56m x 3.09m (11'8" x 10'2").

Bathroom

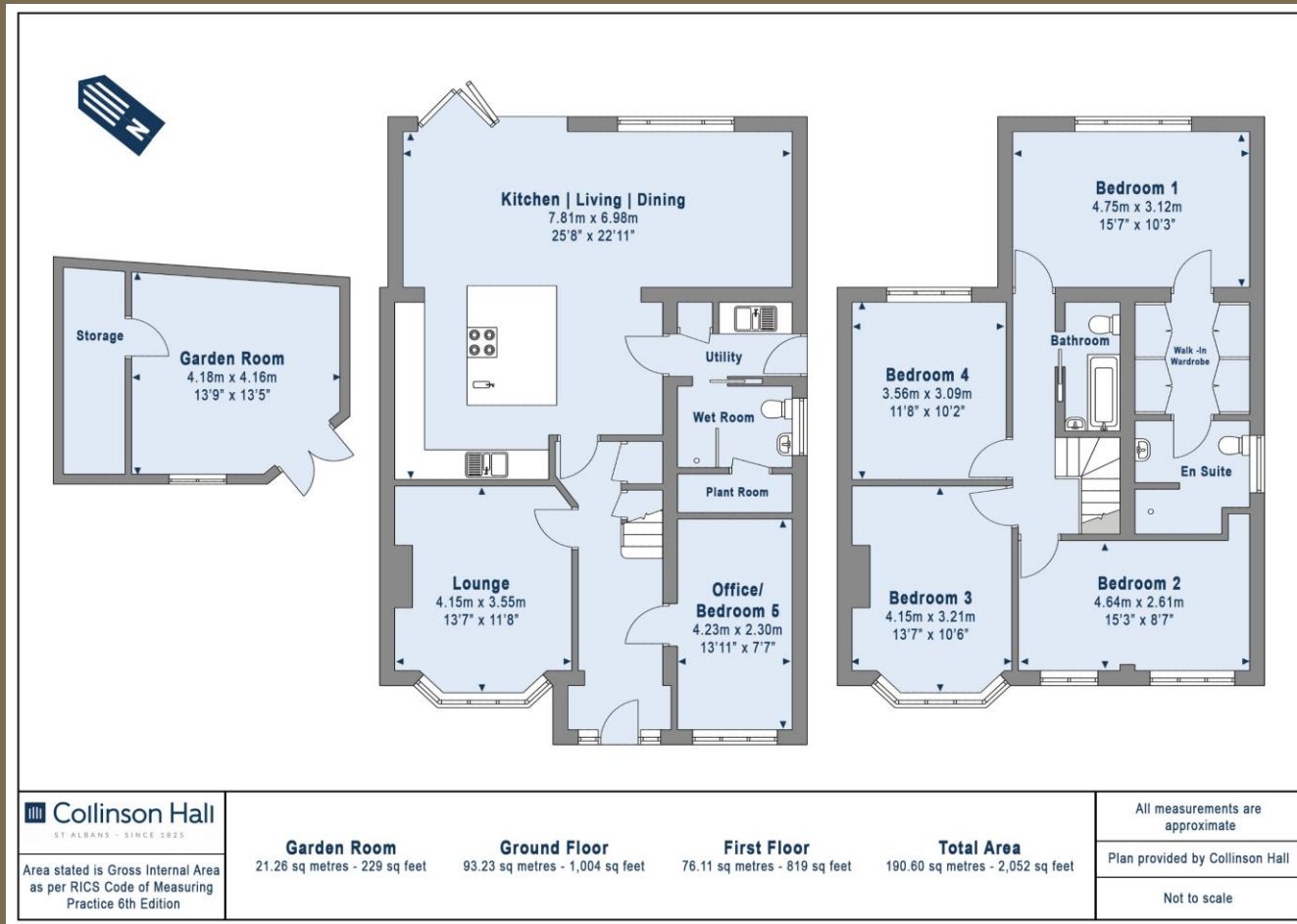
Garden

Garden Room 4.18m x 4.16m (13'9" x 13'8").

Store







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