





Nestled in a QUIET CUL-DE-SAC in the village of London Colney this CHARMING TERRACE HOME offers a wealth of living space with EXTENDED ground floor ACCOMMODATION.

Guide Price: £480,000

Offering flexible and versatile living accommodation, the ground floor comprises a good size kitchen, spacious lounge and two further reception rooms. Upstairs the property offers three good size bedrooms, family bathroom and ample storage space. Outside there is a wonderful and secluded rear garden, beautifully stocked with plants and flowers and gated rear access and to the front there is hardstanding providing parking and a garage.

London Colney is a thriving village located to the south side of St Albans and has an array of local shops and eateries along with the Sava Centre with many major high street brands including Marks & Spencer, Sainsbury's, Boots and Next. For the commuter the road networks includes A414, M25, M1 and A1 all within easy reach.





Entrance Hall

Living Room 5.65m x 3.62m (18'6" x 11'11").

Kitchen 3.32m x 2.07m (10'11" x 6'9").

Dining Room 2.78m x 2.40m (9'1" x 7'10").

Lounge 2.78m x 2.49m (9'1" x 8'2").

Bedroom 1 3.62m x 3.12m (11'11" x 10'3").

Bedroom 2 3.32m x 3.12m (10'11" x 10'3").

Bedroom 3 2.61m x 2.40m (8'7" x 7'10").

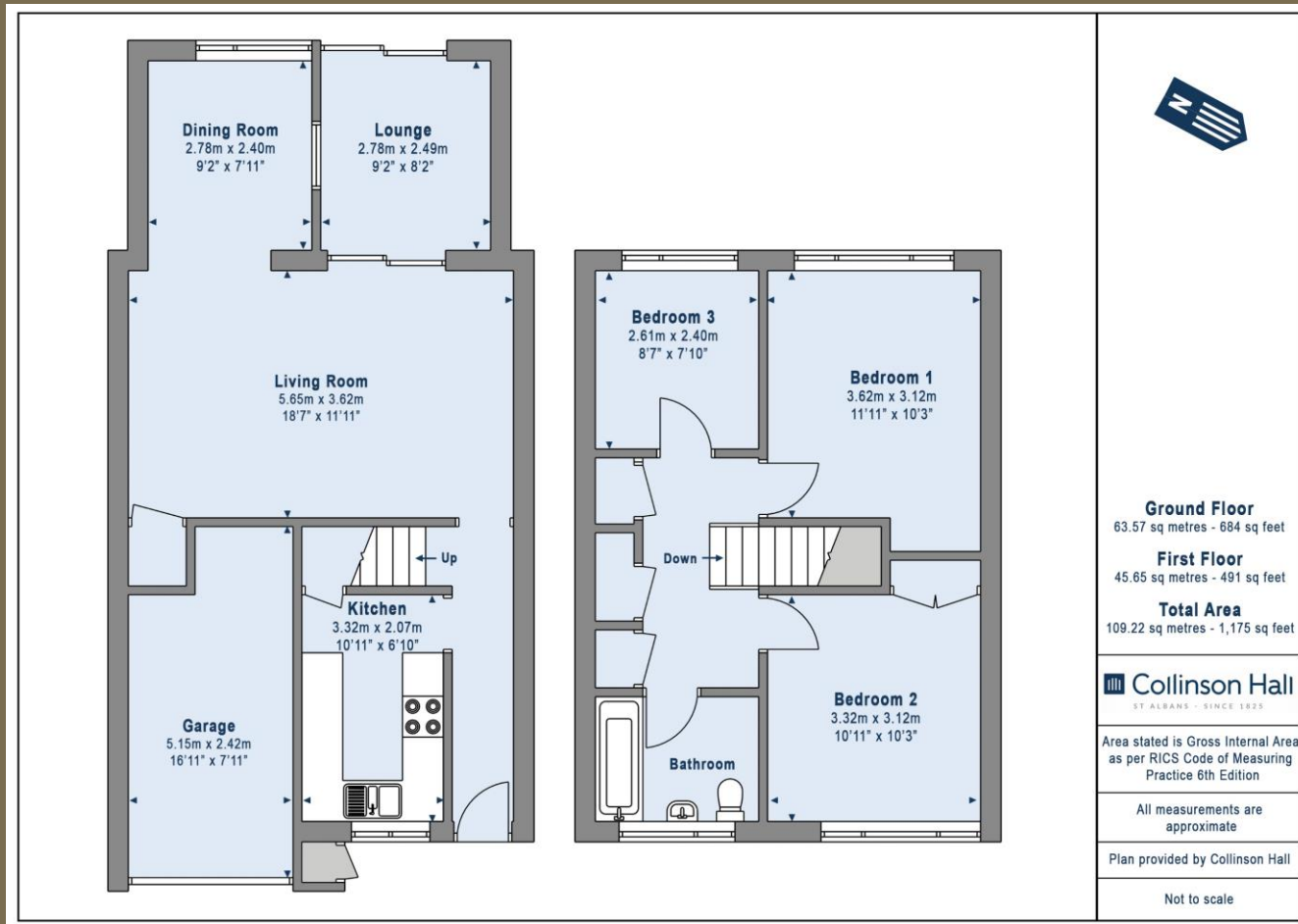
Bathroom

Garden

Garage 5.15m x 2.42m (16'11" x 7'11").







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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