





**A DELIGHTFUL TWO-BEDROOM DETACHED BUNGALOW** offered for sale **CHAIN FREE**, ideally situated off **COLNEY HEATH LANE** in St Albans. This **ATTRACTIVE HOME** provides versatile and **SPACIOUS LIVING ACCOMMODATION** and further benefits from a good-sized rear garden, off-street parking, and a **GARAGE**.

**Offers Over: £500,000**

The accommodation is arranged around a central hallway, providing access to all the principal rooms. The bright and spacious living and dining room enjoys an abundance of natural light and offers a welcoming living space with pleasant views to the front, as well as patio doors opening onto the garden, creating a lovely connection between the indoor and outdoor areas. The kitchen, located just off the lounge, features a practical layout and offers excellent scope to update or reconfigure to suit modern living. There are two generously sized bedrooms, one of which benefits from fitted wardrobes, while a family bathroom conveniently serves the home. In addition, a separate study provides a versatile extra room that would be ideal as a home office or hobby room.

Outside, the property enjoys a pleasant rear garden, mainly laid to lawn, complemented by a large, covered patio, perfect for relaxing or entertaining. The home also benefits from an integral garage, offering useful storage or secure parking. Overall, this is a wonderful home full of potential, offering buyers an exciting opportunity to modernise, personalise, and create a home perfectly suited to their needs.

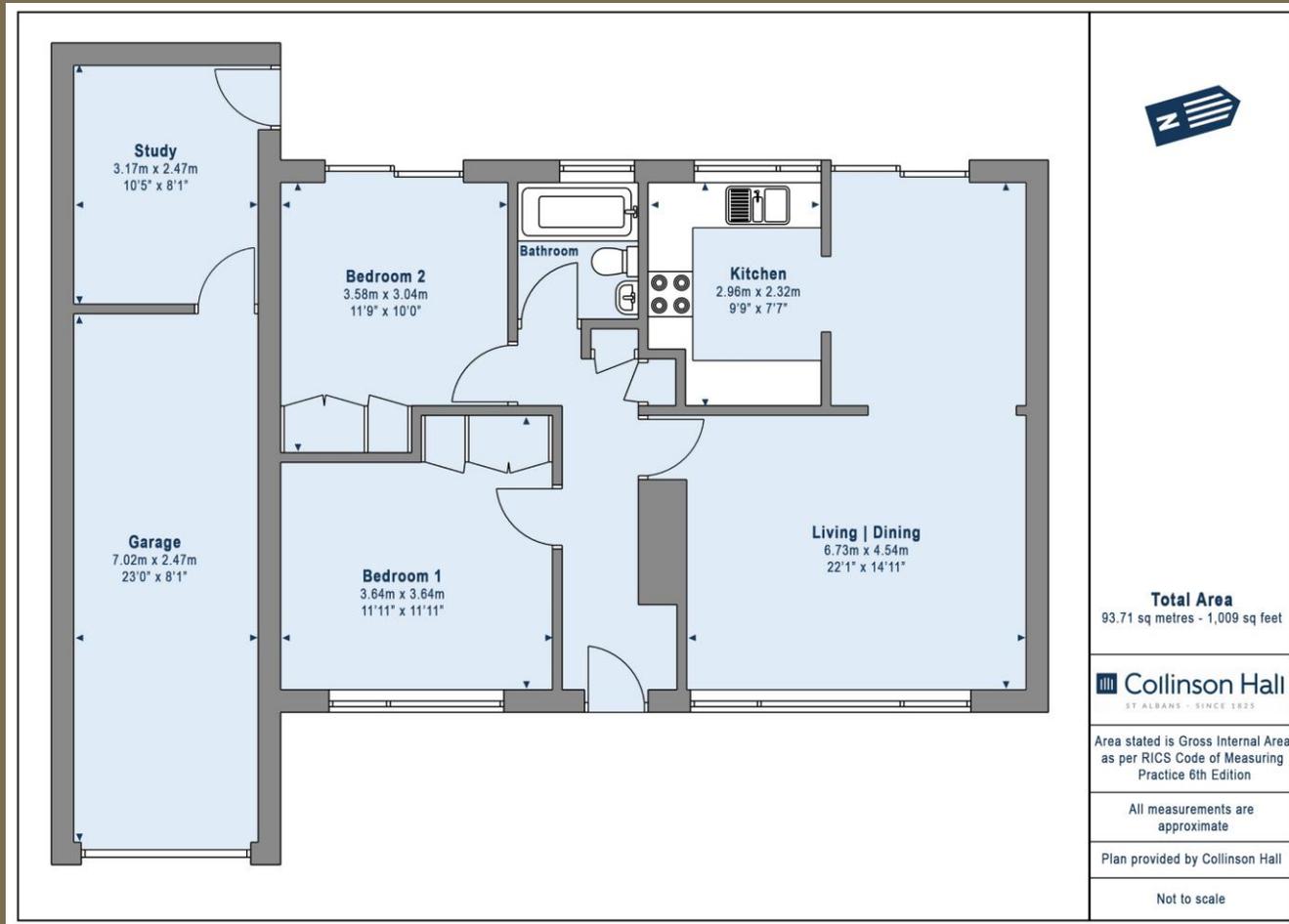
EPC Rating: D 62  
Council Tax Band: D











**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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