





Offered with **NO CHAIN**, is this delightful **THREE BEDROOM** end-of-terrace home offers **SPACIOUS ACCOMMODATION** arranged over two floors approaching 900 square feet. This **LIGHT AND AIRY** home is located within a **SHORT WALK** of London Colney village centre with a good selection of shops and public houses.

Guide Price: £400,000

Offering spacious accommodation and ample storage facilities, the property comprises a large entrance hall, a living room with views to the front, a good-sized kitchen, and a separate dining room on the ground floor. Upstairs are three well-proportioned bedrooms and a delightful re-fitted modern shower room. Externally, the property enjoys a low-maintenance garden, with the additional benefit of gated rear access.

London Colney is ideally situated for road commuters, with access to the A414, M1, and M25 road networks nearby. The Sava Centre has M&S, Sainsbury's, Next, and Boots, amongst other outlets.

EPC Rating: TBC
Council Tax Band: D





Entrance Hall

Living Room 3.74m x 3.60m (12'3" x 11'10").

Dining Room 3.60m x 2.87m (11'10" x 9'5").

Kitchen 4.06m x 2.44m (13'4" x 8').

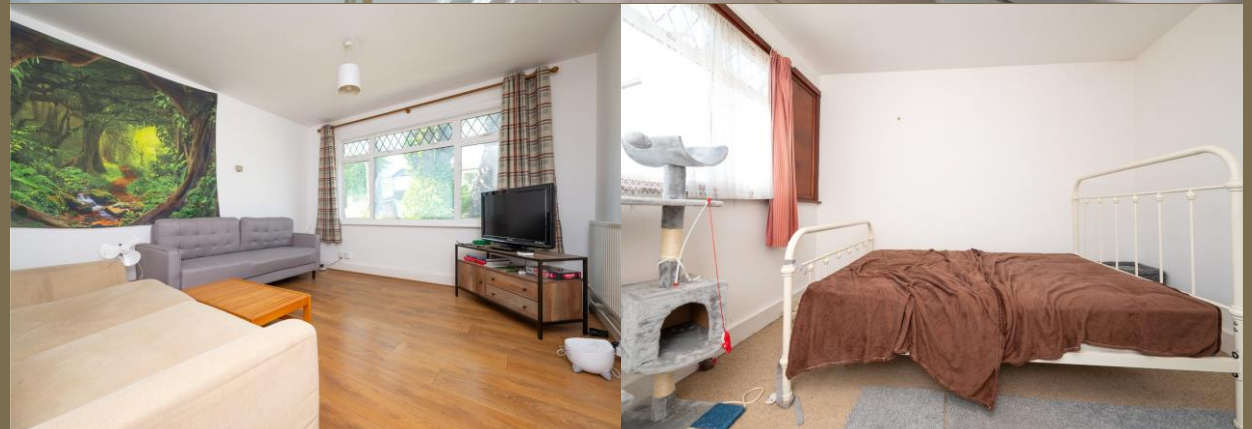
Bedroom 1 3.60m x 3.44m (11'10" x 11'3").

Bedroom 2 3.61m x 3.18m (11'10" x 10'5").

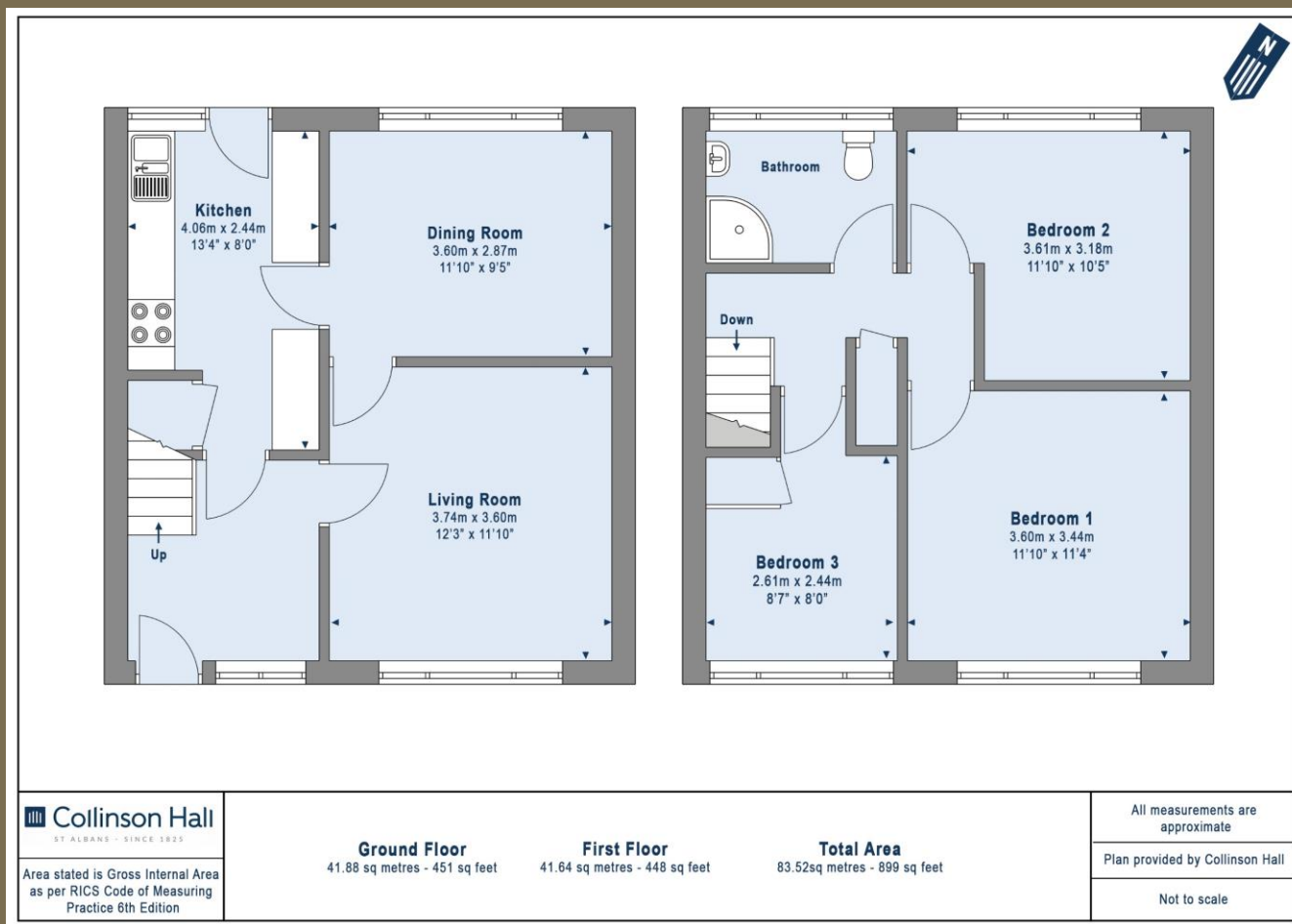
Bedroom 3 2.61m x 2.44m (8'7" x 8').

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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk