





Offered for sale with **NO UPPER CHAIN**, this three-bedroom semi-detached family home offers a **FANTASTIC OPPORTUNITY** to create a home tailored to your own tastes, with **SCOPE TO UPDATE AND EXTEND**, supported by existing **PLANNING PERMISSION**. Set at the end of a popular lane, the property enjoys a **PLEASANT POSITION** within the well-regarded village of **COLNEY HEATH**, conveniently placed for local amenities.

Guide Price: £700,000

This three-bedroom home offers well-proportioned accommodation arranged over two floors, providing a practical and comfortable layout suited to a range of purchasers. The ground floor comprises a bay fronted living room with views to the front, and a kitchen/dining room to the rear, with access to the garden, creating a pleasant and functional living arrangement. A cloakroom completes the ground floor accommodation. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys an expansive rear garden, mainly laid to lawn with a patio area, providing a practical outdoor space. Gated side access leads to the front of the property, where a large driveway offers off-street parking for multiple vehicles.

The property further benefits from planning permission for a two-storey extension, offering scope for future enlargement if required. Full details are available via the St Albans City & District Council planning portal under reference 5/23/0465.

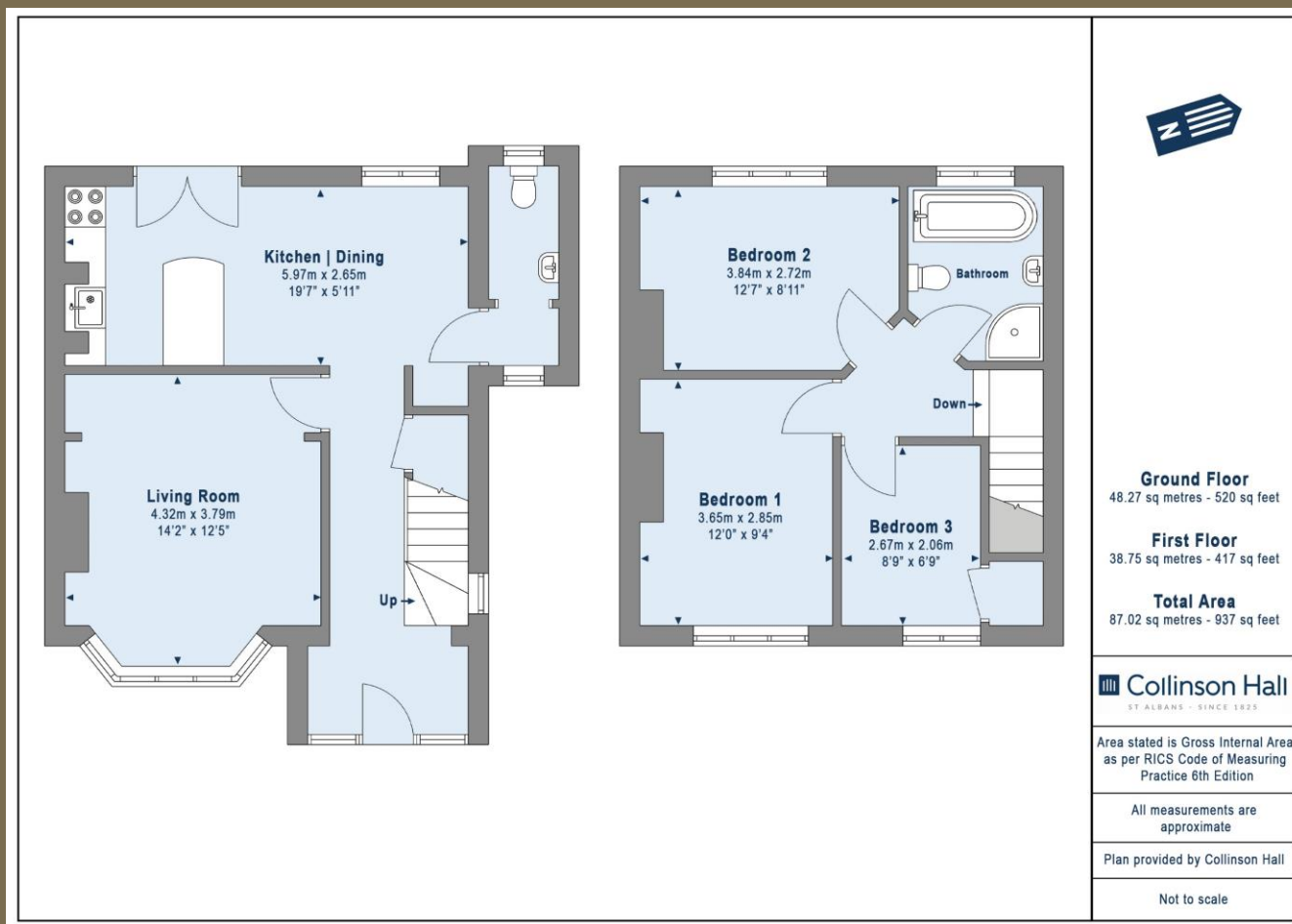
EPC Rating: TBC
Council Tax Band: D











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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