





**A CHARMING and distinctive THREE BEDROOM period home, set in an ATTRACTIVE POSITION within the sought-after village of COLNEY HEATH, ideally placed for local amenities and convenient access to St Albans city centre.**

**Offers Over: £800,000**

Extended and beautifully presented this spacious home offers over 2,200 square feet of fine living space with a generous entrance hall lending access to a well appointed kitchen with central island, good size cloakroom and double doors through to a fabulous lounge with stove burner. There is a stunning dining room with a feature wood panelled wall with partially glazed roof providing a perfect space for hosting dinner parties and a sun room with access onto a private and generously stocked garden with patio and low maintenance lawn. Upstairs there are three spacious double bedrooms in total and a luxurious family bathroom. Bedroom three is served by a separate stair case and benefits from a striking en-suite and would make ideal guest accommodation. To the front there is a generous integral garage with driveway providing private parking.

EPC Rating: C 74

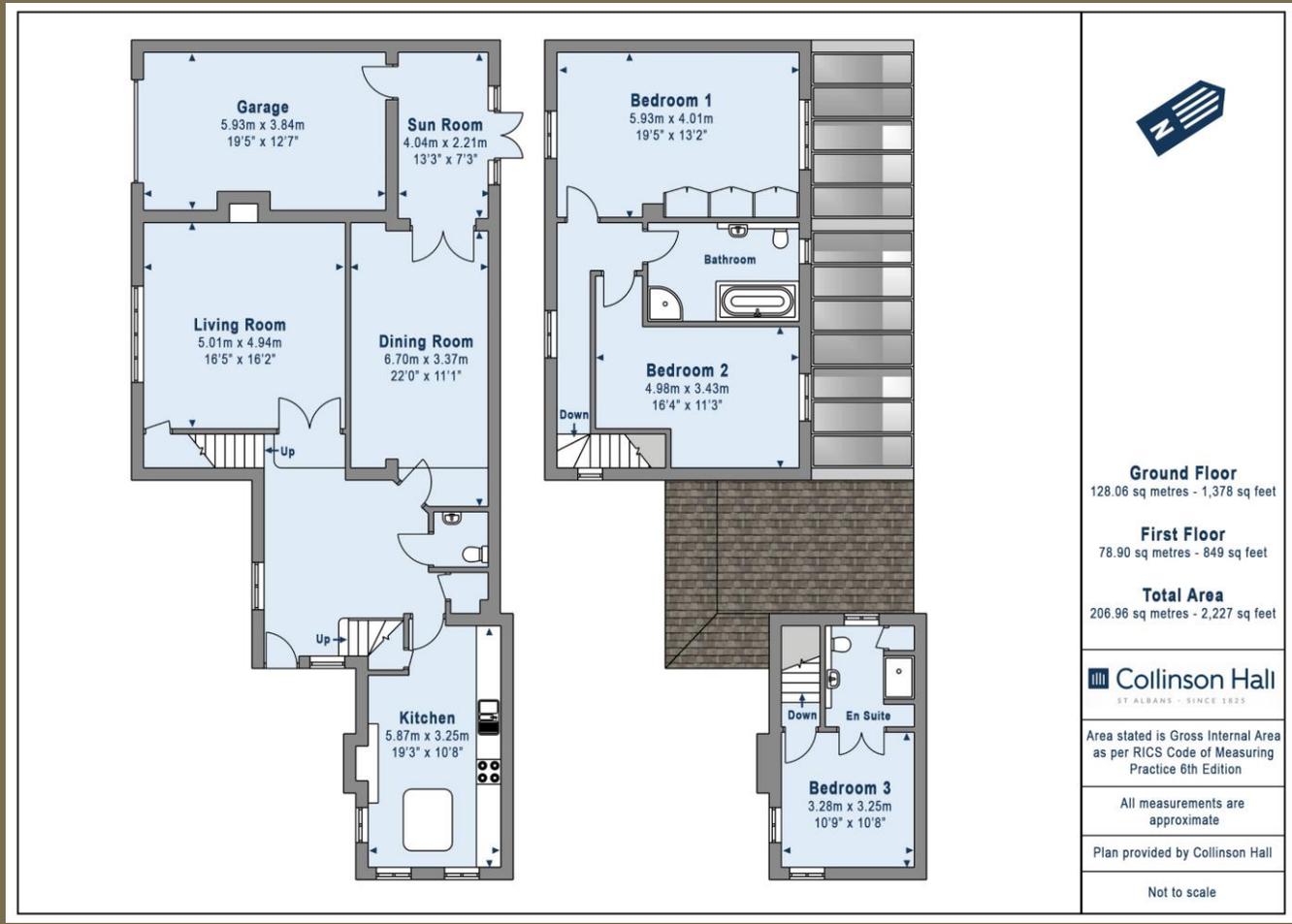
Council Tax Band: E











**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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