





An **EXCEPTIONAL END-OF-TERRACE FAMILY HOME** offering generous and well-balanced living space of approximately 1,400 sq. ft., ideally positioned in a **PRIME LONDON COLNEY LOCATION**. Perfectly placed near the River Colne, a selection of popular eateries, and a convenient local shopping parade, this **IMPRESSIVE HOME** combines **SPACE, STYLE, and EVERYDAY CONVENIENCE**.

Guide Price: £599,950

This beautifully presented home offers flexible and contemporary living accommodation arranged over two floors. A bright and welcoming entrance hall leads through to a spacious, newly fitted kitchen, which opens seamlessly into a light-filled dining area enjoying views across the secluded rear garden. A separate, cosy lounge provides a perfect retreat, while two generously sized ground floor bedrooms both benefit from en-suite facilities. The first floor continues to impress, offering four further well-proportioned bedrooms, including an additional en-suite, alongside a stylish family bathroom, ideal for growing families or those seeking versatile space. Externally, the property boasts a generous rear garden, with the added benefit of an adjoining parcel of council-owned land, available for use via a minimal annual rent. To the front, there is ample off-road parking for several vehicles.

Aubrey Avenue is a quiet, well-regarded cul-de-sac in the popular village of London Colney, offering a great balance of peaceful living and convenience. Local shops, cafés and everyday amenities are close by, while Colney Fields Retail Park is just a short drive away, providing a wide range of well-known retailers and supermarkets.

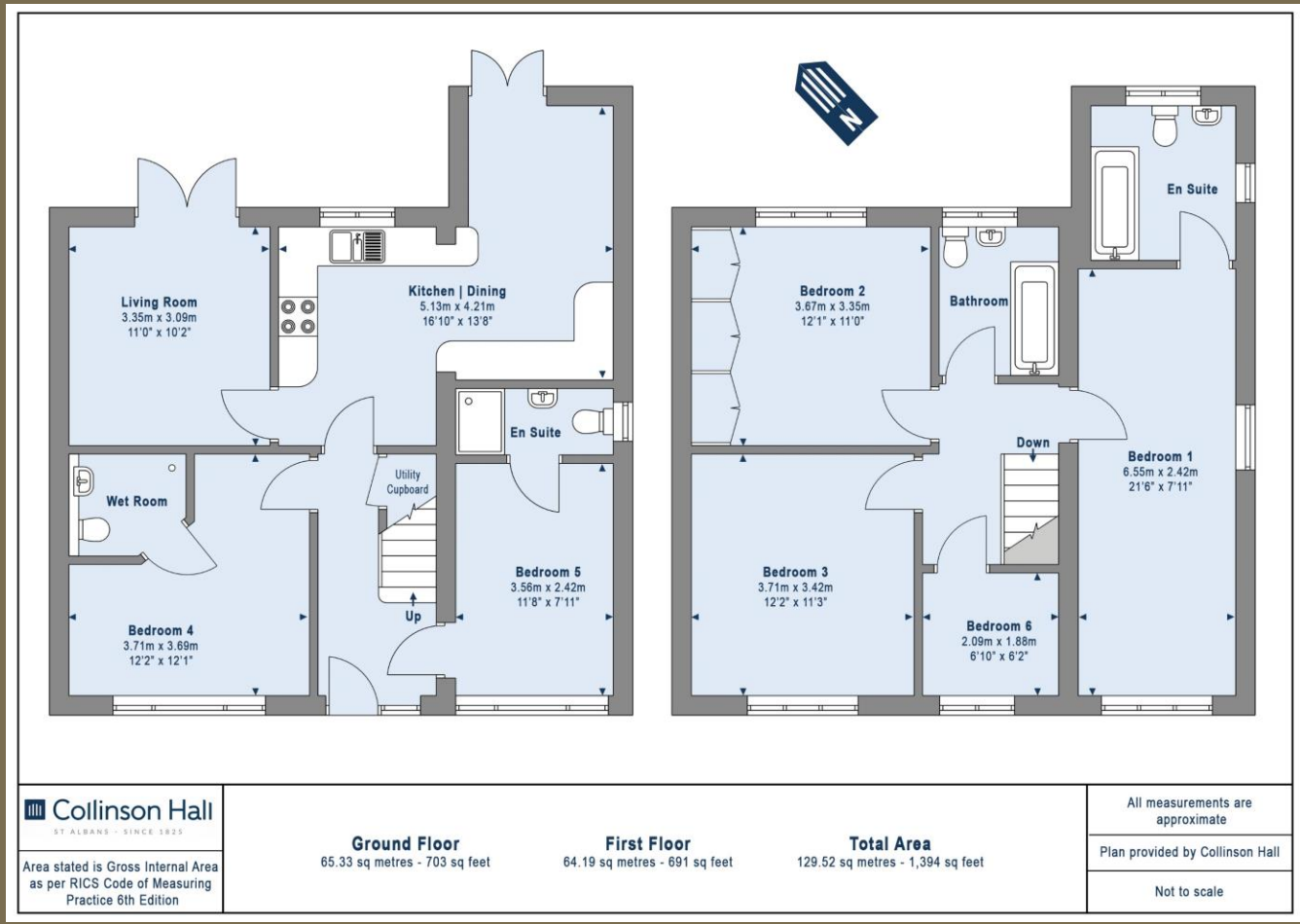
EPC Rating: TBC Council Tax Band: D











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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