





Asking Price: £650,000

Seeing is believing with this spacious two double bedroom home located in the popular village of Colney Heath. To appreciate the size and quality of this fabulous property one must arrange a viewing where you will be amazed by the space and quality on offer. With over 1400 square feet of living space this stylish home offers a good size entrance hall with access to a modern bathroom suite and spacious double bedroom and a magnificent, open plan reception with fully fitted kitchen with attractive central island, ample space for the lounge and dining areas and a range of bi-fold doors opening onto a generous rear garden.

The first floor is one generous room that could comfortably house two double bedrooms subject to the appropriate alterations and benefits from an en-suite shower and a range of bi-fold doors with views over the garden. Outside along with a low maintenance and substantial garden there is external power, a good size garden shed and ample side access which offers further potential for extension, subject to planning. To the front there is a driveway providing parking for several vehicles.

Council Tax - Band D
EPC Rating - D (63)





Entrance Hall

Kitchen/Living/Dining 8.07m x 7.47m (26'6" x 24'6").

Bedroom 2 4.15m x 3.73m (13'7" x 12'3").

Bathroom

Bedroom 1 8.07m x 5.64m (26'6" x 18'6").

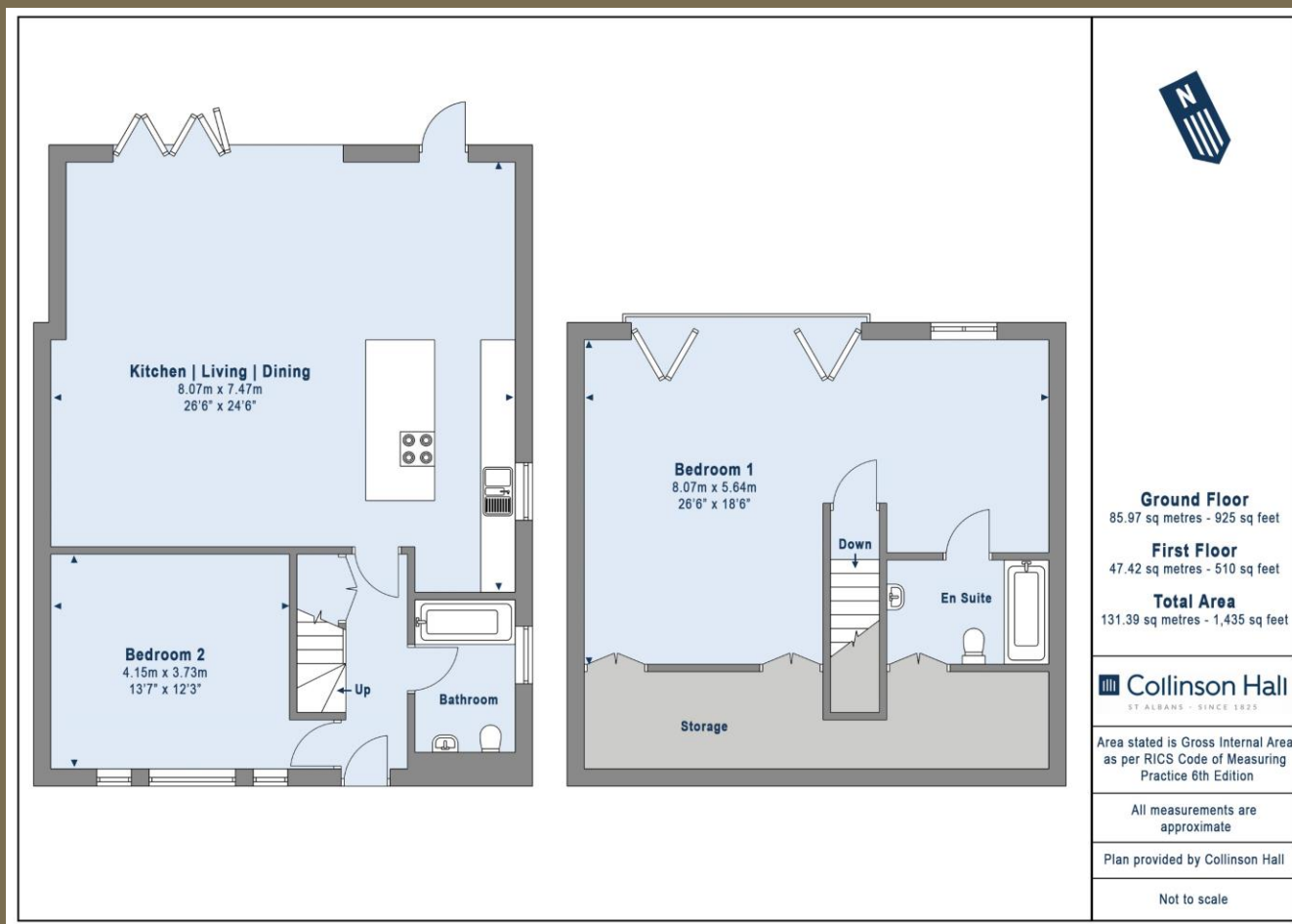
En Suite

Storage

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.



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