





Offered for sale with **NO UPPER CHAIN** is this spacious and beautifully presented **THREE BEDROOM CHARACTERFUL SEMI-DETACHED** property situated within a **PRIME LOCATION** in London Colney, close to the River Ver, quality eateries and convenient shopping parade.

**Asking Price: £635,000**

We believe the property is late Georgian dating back to the 19th century and benefits from many period features including sash windows and unusually high ceilings. The accommodation is arranged over two levels and comprises a bright and welcoming entrance hall, guest cloakroom, sitting room, dining room, modern kitchen and useful cellar. On the first floor there are three generous bedrooms, a four piece bathroom suite and access to loft space. Externally the property is gated and leads to a driveway providing off road parking and a fabulous south facing rear garden. Early viewing is essential to appreciate this wonderful historic property.





Entrance Hall

Living Room 4.77m x 3.29m (15'8" x 10'10").

Dining Room 4.88m x 3.29m (16' x 10'10").

Kitchen 3.58m x 2.33m (11'9" x 7'8").

Cloakroom

Basement 4.20m x 3.14m (13'9" x 10'4").

Bedroom 1 4.88m x 3.29m (16' x 10'10").

Bedroom 2 4.77m x 3.29m (15'8" x 10'10").

Bedroom 3 3.57m x 2.33m (11'9" x 7'8").

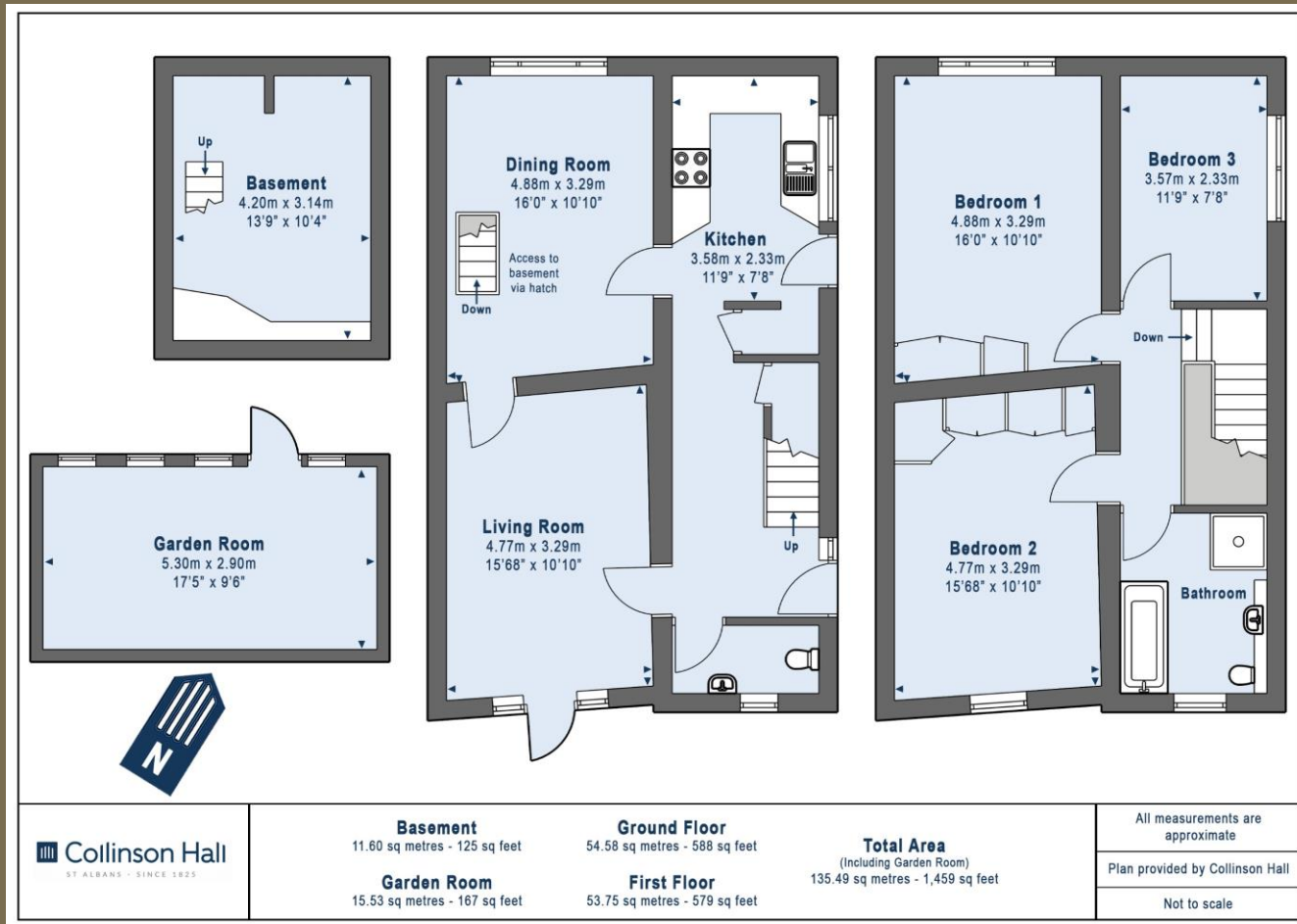
Bathroom

Garden

Garden Room 5.30m x 2.90m (17'5" x 9'6").







**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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