



5 Bedrooms



2 Bathrooms



2 Receptions



South-West



Garage & Driveway



EPC Band D

Freehold

Council Tax Band:

F £3,401.50 (2025/2026)

Local Authority:

St Albans City & District Council



A substantial 5 bedroom family home in a popular location with well-balanced accommodation, ample parking, and large rear garden.

#### Description

Set close to St Albans city centre, this substantial family home offers over 2,000 sq ft of versatile accommodation across three well-planned floors. The ground floor greets you with a generous entrance hall leading to a bright sitting/dining room with large windows and garden access. A well-proportioned kitchen sits at the front, while a separate office provides ideal remote working space. A ground-floor cloakroom enhances practicality. The first floor presents four bedrooms and a family bathroom, offering flexibility for families, guests or work-from-home needs. The entire second floor houses an impressive fifth bedroom, creating a private retreat with ample storage. Externally, the property includes excellent storage and parking via the garage or driveway for multiple vehicles. The layout suits modern family life, offering a rare chance to acquire a spacious, adaptable home in a sought-after area. The rear garden features a large decking area and lawn section.

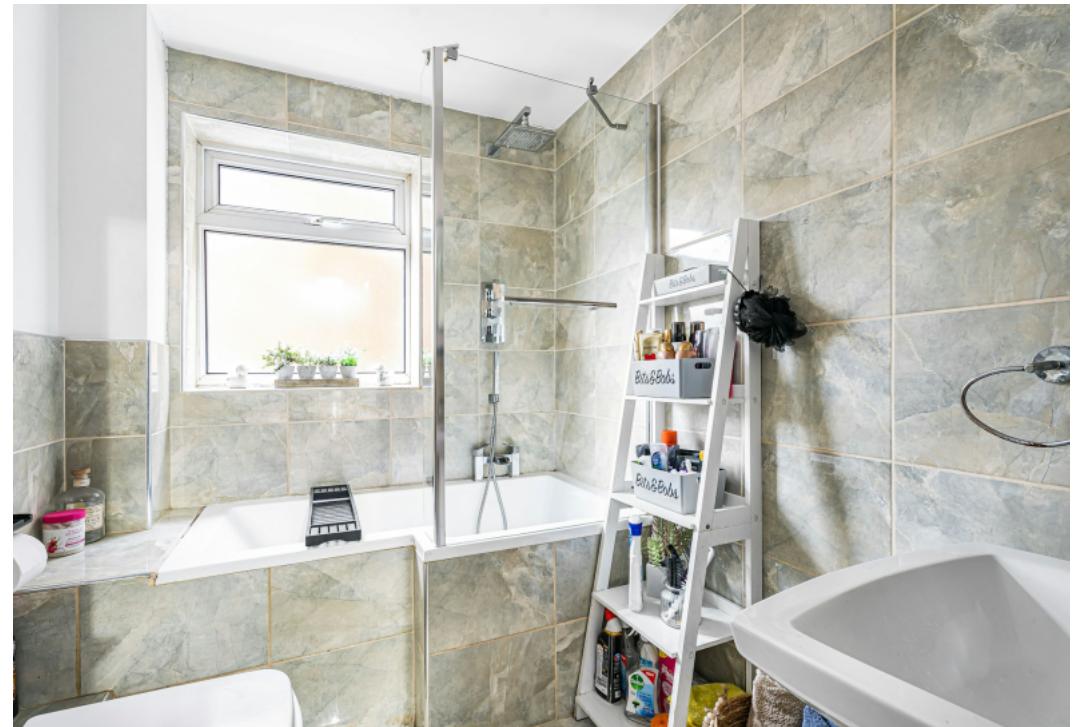
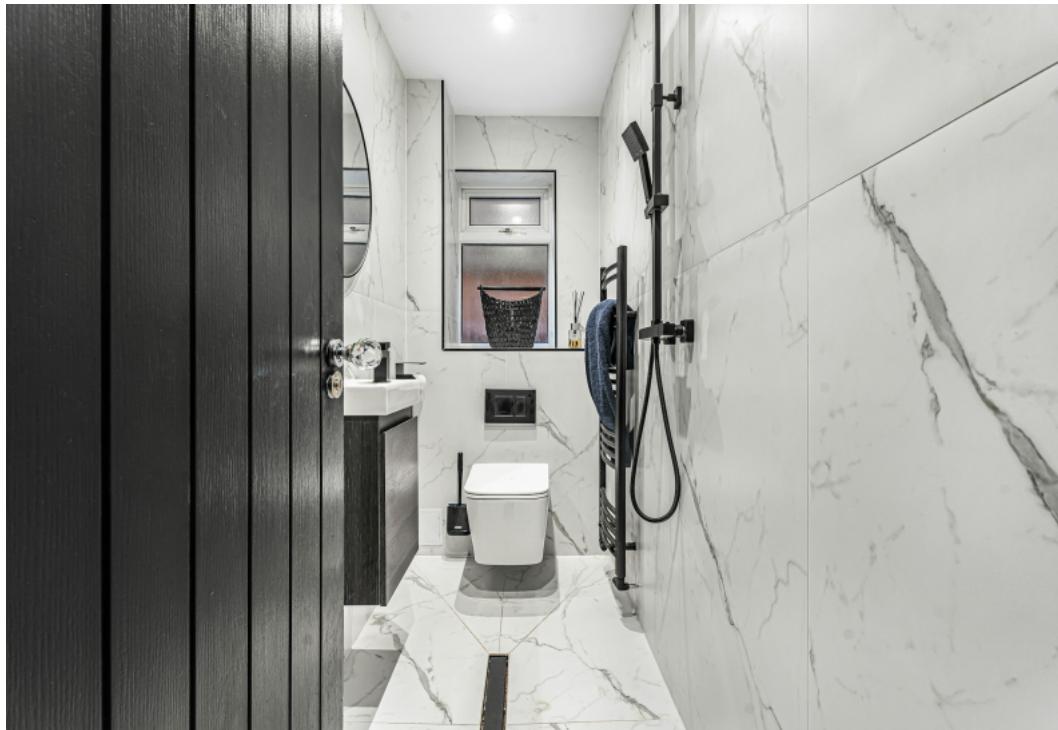
#### Location

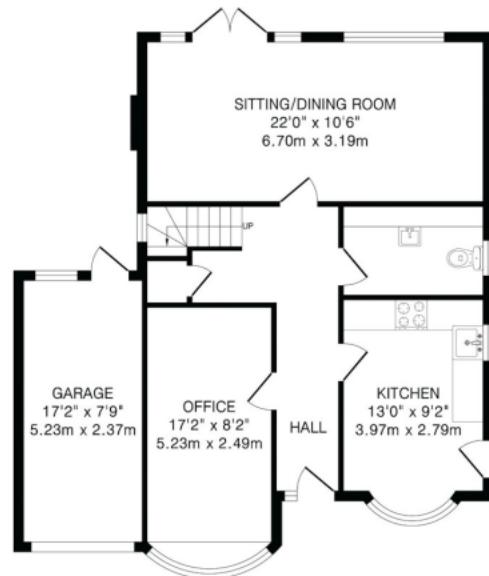
London Colney is located southwest of St Albans, offering easy access to the city's amenities. St Albans City and Radlett Stations provide routes into London. The property is also a short walk from Colney Fields Retail Park.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

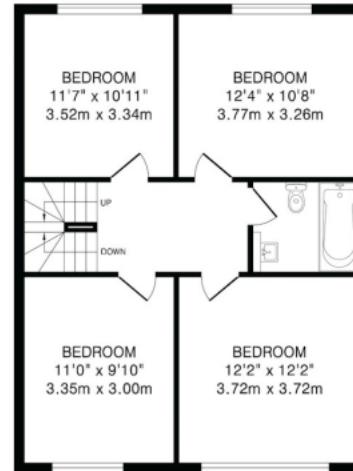








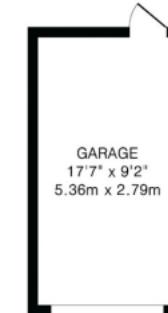
Ground Floor  
833 sq.ft.(77.3 sq.m)approx.



First Floor  
650 sq.ft.(60.3 sq.m)approx.



Second Floor  
398 sq.ft.(37.0 sq.m)approx.



Garage  
161 sq.ft.(14.9 sq.m)approx.

**TOTAL FLOOR AREA: 2042 sq.ft.(189.5 sq.m)approx.**

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.