

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Off-Street Parking

 EPC Band D

Freehold

Council Tax Band:
E £2,878.19 (2025/2026)

Local Authority:
St Albans City & District Council



Ashtons present this welcoming 3-bedroom terraced home, perfectly situated in the ever-popular London Colney.

Description

Offering a superb blend of comfort, convenience, and modern living, this property is ideal for families, first-time buyers, or anyone seeking excellent local amenities and strong transport links. Upon entering, you're greeted by a bright entrance hall with a convenient downstairs W.C. The spacious living room, featuring a gas fire and a large front window, leads seamlessly to the kitchen-diner. This area, perfect for meals or entertaining, opens directly onto the garden, offering a wonderful indoor-outdoor flow. Upstairs, there are two spacious double bedrooms and a single bedroom, suitable as a child's room, guest room, or home office. A modern family bathroom completes the first floor. Externally, the house benefits from a private driveway with parking for two cars, a visitor space, and rear garden access via a gate. This lovely home offers a fantastic opportunity not to be missed. Early viewing is highly recommended.

Location

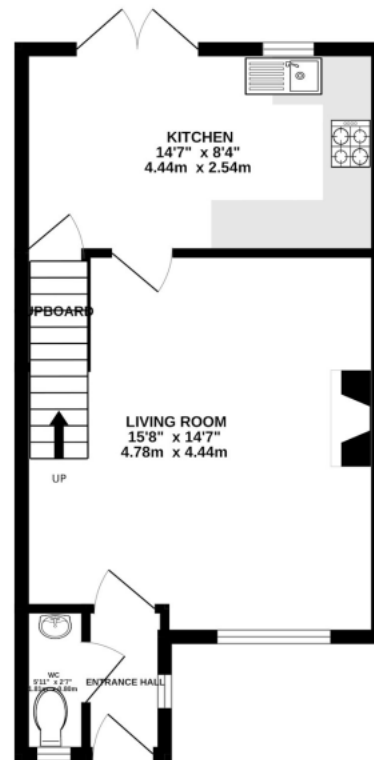
London Colney, situated south-west of St Albans, offers easy access to the city's amenities. St Albans City Station and Radlett Station provide routes into London. Nearby, Colney Fields Retail Park offers additional conveniences.

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.

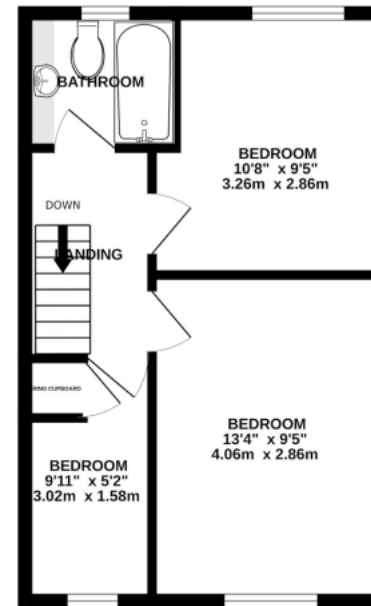








GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is 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.