

 2 Bedrooms

 1 Bathroom

 1 Reception

 South-West

 Garage & Driveway

 EPC Band D



Freehold

Council Tax Band:  
D £2,470.32 (2026/2027)

Local Authority:  
St Albans City & District Council

  
for life's great moves

High Street, London Colney, AL2 1RF  
Guide price of £400,000

Sizeable, well-presented two-bedroom terraced home in popular location, no onward chain.

### Description

Situated on the popular High Street in the sought-after area of London Colney, this well-proportioned two-bedroom home offers spacious accommodation over two floors and is presented to the market with no onward chain, perfect for first-time buyers, investors, or a straightforward move. The ground floor includes a porch leading to a generous living room for relaxation and entertaining. At the rear, the bright kitchen/diner is thoughtfully designed with ample worktop and storage space, ideal for everyday living and family meals. Beyond the kitchen, the conservatory provides views and access to the rear garden. Upstairs features two well-proportioned bedrooms and a shower room, with the principal bedroom particularly spacious. Externally, the property boasts a south-west facing rear garden, a garage, and off-street parking to the rear, a rare and convenient feature for homes in this location.

### Location

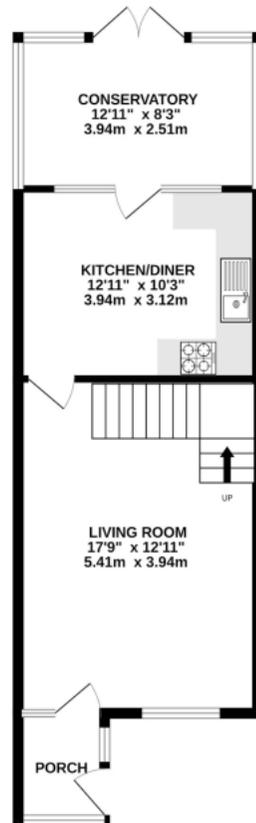
London Colney is south-west of St Albans, with convenient access to the city's amenities. St Albans City and Radlett Stations provide routes into London. The property is within walking distance of Colney Fields Retail Park.



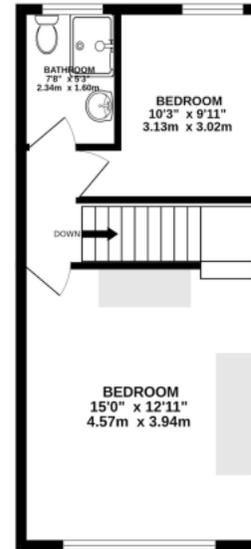
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

TOTAL FLOOR AREA: 851 sq.ft. (79.1 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.