



 3 Bedrooms

 1 Bathroom

 1 Reception

 South-Facing

 Garage & Driveway



Freehold

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

Local Authority:
St Albans City & District Council

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Cotlandswick, London Colney, AL2 1EH
Guide price of £365,000

Three-bedroom terraced home with living room, kitchen, garage and driveway; offers fantastic potential to modernise in popular location.

Description

This well-proportioned three-bedroom terraced home offers an excellent opportunity for buyers seeking a property with potential to modernise and personalise, boasting generous living space and a practical layout. The ground floor features an entrance hall leading to a spacious living room with a charming bay window. The rear kitchen provides ample worktop and storage space, with access to a downstairs WC and integral garage. This floor's layout can be reconfigured for open-plan living if desired. Upstairs are three bedrooms, including a generous principal bedroom, a well-proportioned second bedroom, and a versatile third bedroom, perfect for a nursery, home office, or guest room. There is a family bathroom and separate WC. Externally, benefits include a front garden with driveway parking and a pleasant rear garden with lawn and decking. Note, the house is non-standard construction; ask the agent for details.

Location

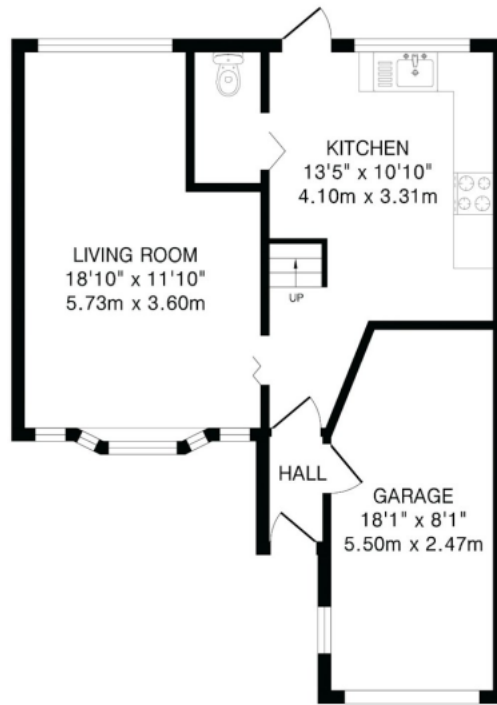
Cotlandswick offers a prime location with easy access to local amenities such as shops, supermarkets, and everyday services. It's conveniently close to St Albans city centre and boasts excellent transport links.



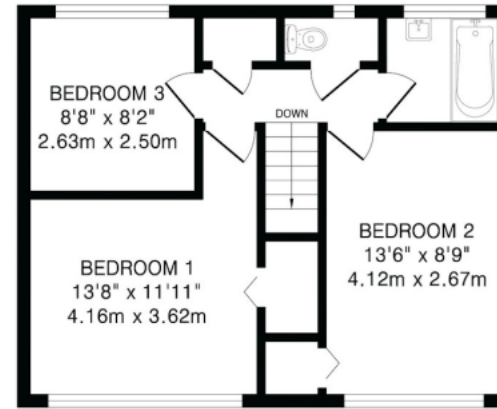
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







Ground Floor
568 sq.ft.(52.7 sq.m)approx.



First Floor
440 sq.ft.(40.9 sq.m)approx.

TOTAL FLOOR AREA: 1008 sq.ft.(93.6 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.