

-  3 Bedrooms
-  1 Bathroom
-  2 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band D

Freehold

Council Tax Band:
E £3,053.66 (2026/2027)

Local Authority:
St Albans City & District Council



Stunning 3-bed semi-detached home in a popular area.
Features include 3 double bedrooms, a large rear garden, and off-street parking.

Description

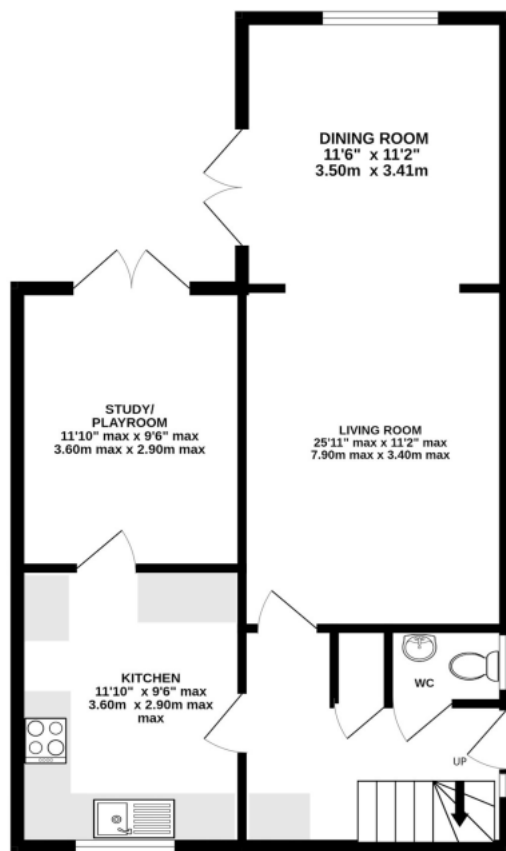
A spacious, well-maintained three-bedroom family home on Colney Heath Lane, St Albans. This attractive property boasts versatile accommodation in superb condition. The ground floor features an impressive living room, perfect for relaxing and entertaining. The dining room overlooks the garden, ideal for family meals. The well-proportioned kitchen is complemented by a study/playroom, offering flexibility for home working or a hobby room. A convenient ground floor WC completes the layout. Upstairs, there are three well-sized bedrooms and a modern shower room. Externally, enjoy a substantial rear garden for outdoor entertaining. The property includes a garage and off-road parking. With potential to extend (subject to planning consent), this is a fantastic opportunity for a long-term family home in a desirable St Albans location, close to amenities, reputable schools, and excellent transport links.



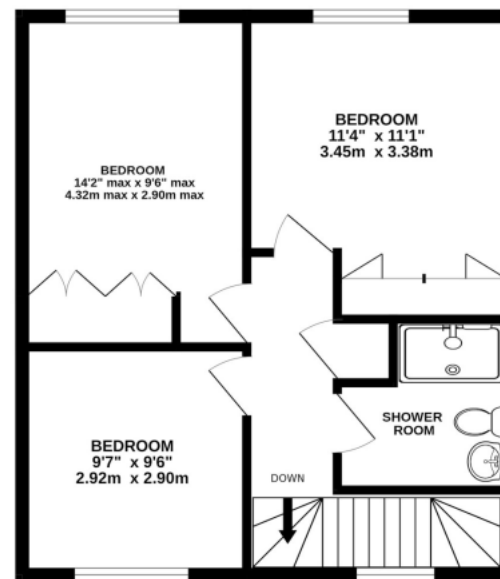
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GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1119sq.ft. (104.0 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.