

-  3 Bedrooms
-  1 Bathroom
-  2 Receptions
-  Private Garden
-  Off-Street Parking

Freehold

Council Tax Band:
E £3,019.82 (2026/2027)

Local Authority:
St Albans City & District Council



Characterful 3-bed family home with large rear garden, off-street parking, and potential to enhance subject to planning.

Description

Briar Cottage is a charming listed property offering a blend of character and practicality, complemented by a large rear garden and generous off-street parking. The ground floor features a versatile layout with a welcoming entrance leading to a well-proportioned living room, dining room, and family room, ideal for both everyday living and entertaining. The rear-positioned kitchen offers excellent garden access, with a utility area and cloakroom adding convenience. Upstairs, three well-proportioned bedrooms make it ideal for families or those needing flexible accommodation. A family bathroom completes the first floor. Externally, the substantial rear garden offers the opportunity for a relaxing outdoor retreat or entertaining space. To the front, ample off-street parking is a valuable feature for such a character property. With its attractive proportions and outdoor space, Briar Cottage is a rare chance to acquire a period home in a well-connected London Colney location.

Location

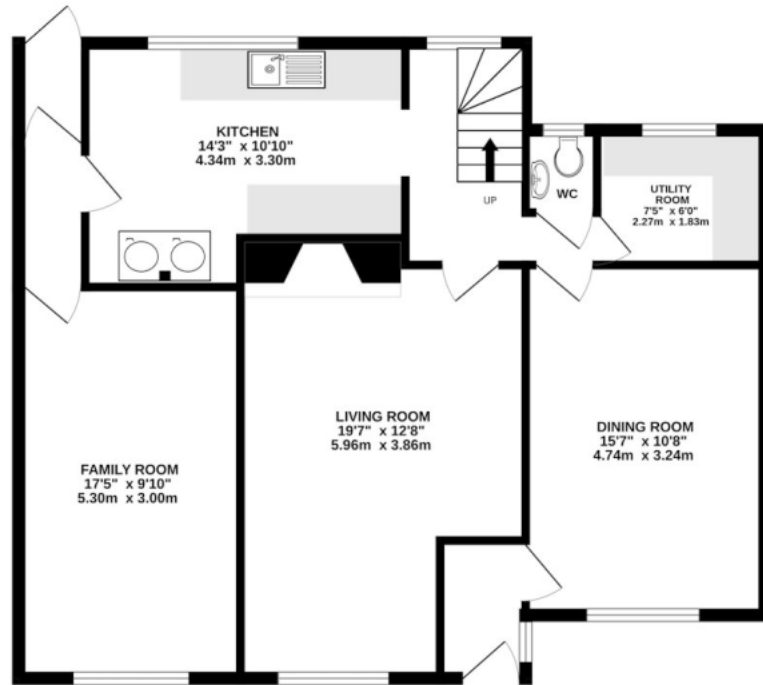
Barnet Road is conveniently located in London Colney, a popular Hertfordshire village offering a good range of local shops, amenities and leisure facilities. The property is ideally positioned for access to St Albans with excellent road links. to th

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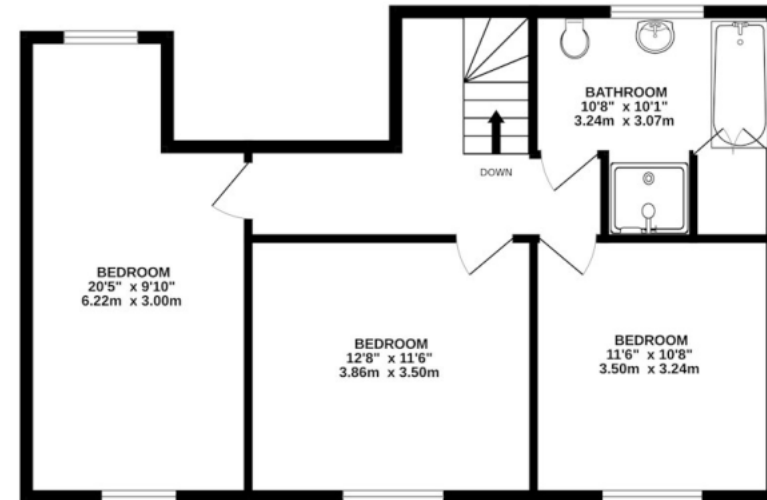








GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.

TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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

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