2 Bedrooms

1 Bathroom

2 Receptions

70ft

On-Street Parking

Freehold

Council Tax Band:
C £2,220.85 (2026/2027)

Local Authority:
St Albans City & District Council

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Wistlea Crescent, Colney Heath, St Albans, AL4 0NL

Guide price of £500,000

Beautifully presented two-bedroom end-of-terrace home featuring a stunning kitchen/dining room and garden room, finished to an excellent standard.

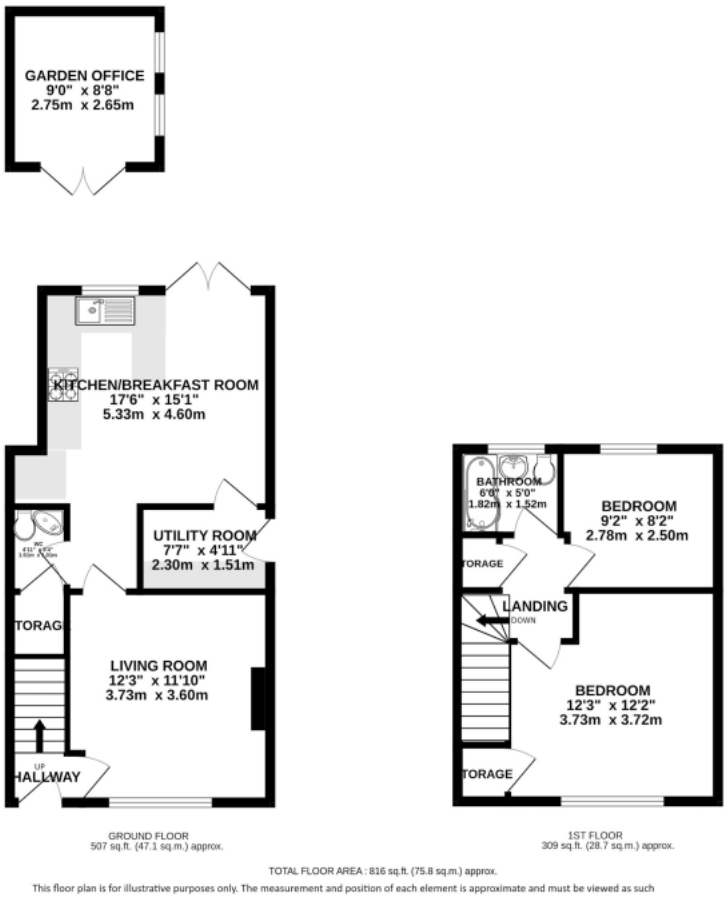
Description

This attractive two-bedroom home is in excellent order throughout, featuring well-planned accommodation. The impressive kitchen/dining room forms the property's heart, with stylish cabinetry, ample worktop space, a water softener, and skylights allowing natural light. French doors open onto the rear garden, while the dining area is perfect for living and entertaining. A separate WC and utility room with garden access add practicality. Upstairs, two well-proportioned bedrooms with storage and a modern family bathroom await. Outside, enjoy a private rear garden ideal for relaxing and dining. A garden office offers versatile space, alongside a storage shed. Located in Colney Heath, this well-maintained home combines excellent presentation with a superb kitchen/diner and additional living space, appealing to first-time buyers, downsizers, or those seeking a well-presented home in a village setting.

Location

Colney Heath offers a pleasant village setting with a range of local amenities, including shops, a post office, cafés and a village primary school. The surrounding countryside and Colney Heath Common provide opportunities for walking.

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.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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.

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