

 2 Bedrooms

 2 Bathrooms

 1 Reception

 80ft

 Off-Street Parking

 EPC Band C

Freehold

Council Tax Band:
F £3,608.87 (2026/2027)

Local Authority:
St Albans City & District Council



A large detached bungalow forming part of an exclusive development of just four dwellings, offering generous reception space and positioned on a good sized plot.

Description

This lovely detached home is set behind mature hedges and is accessed through private gates. Beautifully presented throughout, the property has a practical layout with a configuration of spacious rooms, but also offers potential for improvement or extension subject to the The bright dual-aspect sitting room is particularly impressive in size and has glazed doors overlooking the garden to the large rear garden, and the kitchen is equally generously proportioned. Designed to incorporate a number of integrated appliances and plenty of storage, it also allows room for a dining table and chairs. The delightful principal bedroom has excellent fitted storage provision and a smart, fully tiled en-suite shower room. The second bedroom can also accommodate a double bed and there is a family bathroom accessed from the hall. Outside, and accessed from both the living room and kitchen, there has a super garden with an easterly aspect. Established hedges allow a good level of privacy and there is a good sized lawn with a number of mature shrubs and trees. The property has two parking spaces to the front.

Location

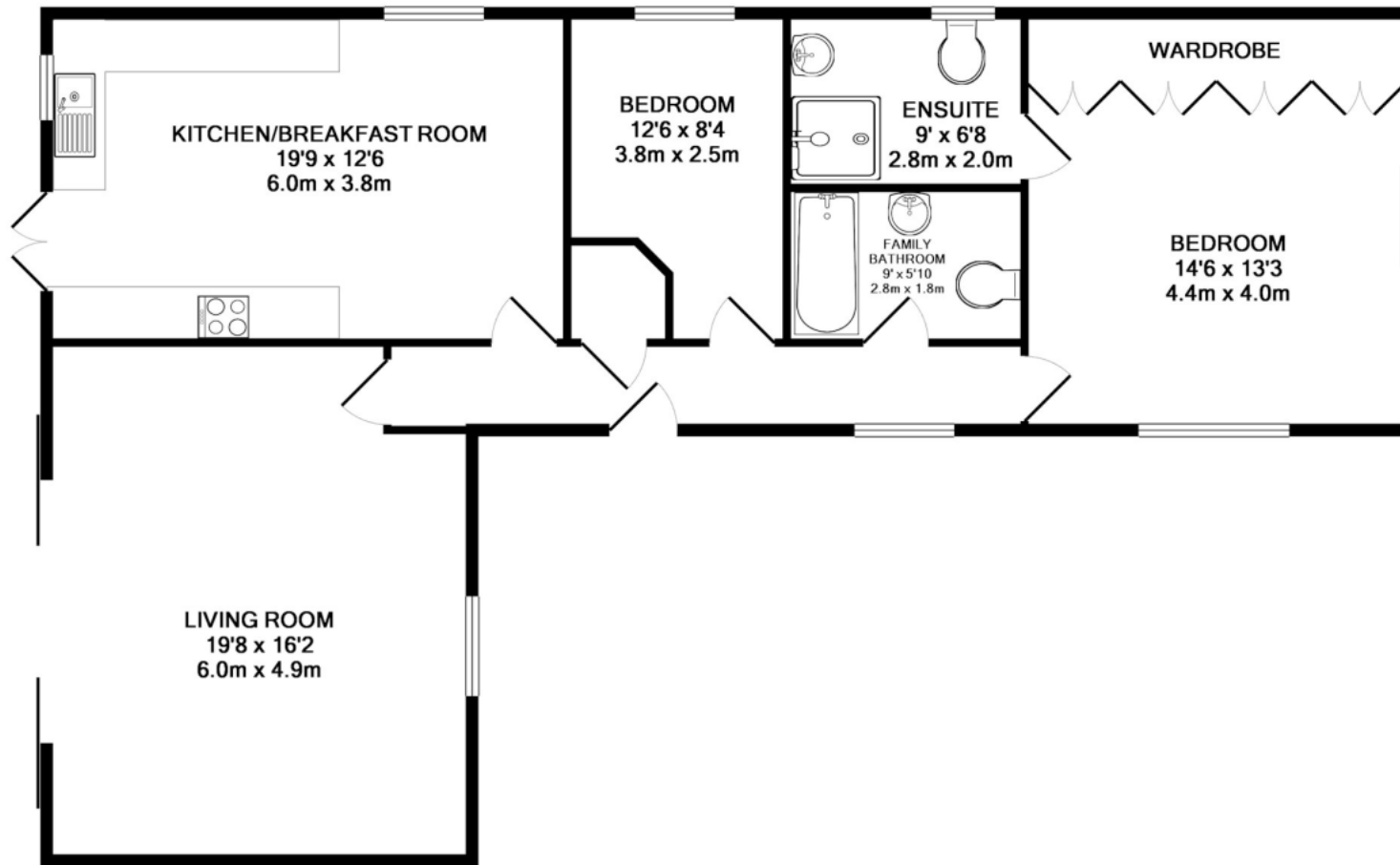
Roestock Lane is located in Colney Heath, a village on the southern fringes of St Albans. The community is supported with local schooling and public houses and the area appeals to many families wanting peace and quiet in a semi-rural environment. The



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TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.4 SQ.M.)

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