



3 bedrooms



2 bathrooms



2 receptions



Landscaped



Off-Street Parking



EPC Band E

Freehold

Council Tax Band:

D £2,354.88 (2025/2026)

Local Authority:

St Albans City & District Council



Extended and improved by current owners, this 3-bed home offers an impressive kitchen/living/dining room, separate lounge, landscaped garden and off-street parking.

Description

Approaching the property, a resin driveway provides off-street parking for two vehicles. The bright hallway offers access to the playroom with front aspect windows and leads to the open-plan kitchen/living/dining room with sliding doors and a skylight. The luxurious kitchen features high-end appliances, storage units, and a sizeable island/breakfast bar, alongside a spacious lounge area. A contemporary shower room, utility space, and storage cupboard complete the ground floor. On the first floor, the principal bedroom benefits from built-in wardrobes. The second bedroom is a good size double, and the third a generous single. All are serviced by a spacious bathroom with bath, hand wash basin, and w/c. The property features double glazing throughout. The landscaped rear garden includes a seating area, level lawn, hot tub, and large shed that could be converted into a gym or office.

Location

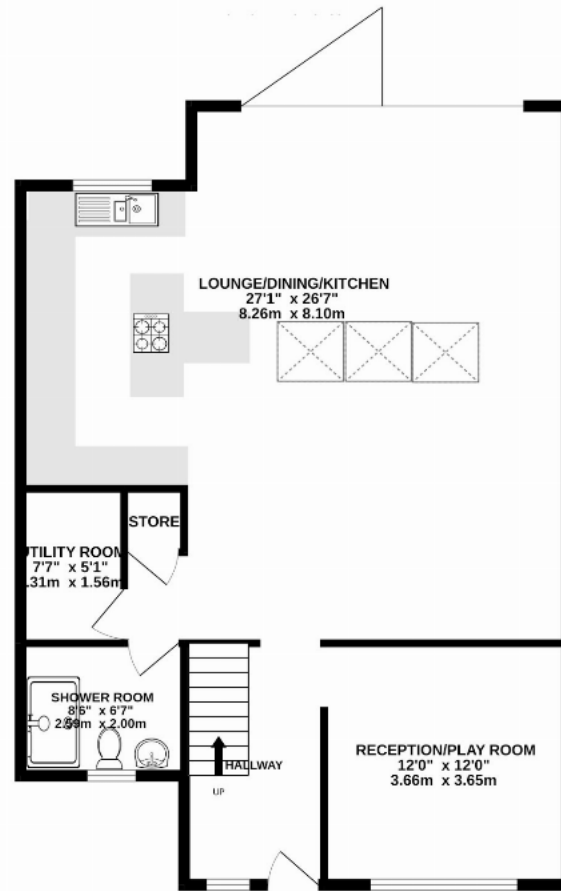
London Colney is a picturesque village well connected to major motorways (M1, M25, A1) and fast train links to St Pancras Int'l. It offers a variety of local amenities.



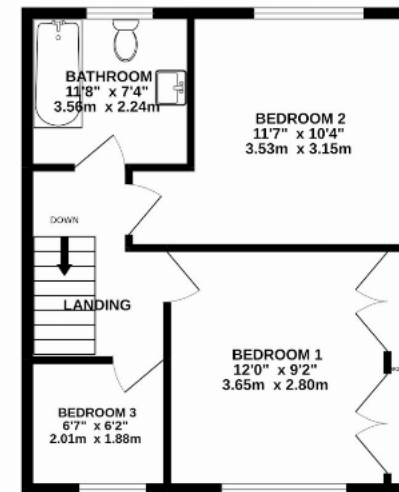
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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.