



5 Bedrooms



4 Bathrooms



2 Receptions



EPC Band C

Council Tax Band:  
G £3,924.80 (2025/26)

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Beningfield Drive, London Colney, St. Albans, AL2 1UX  
£3,500 PCM

Immaculate 5 double bedroom, 4 bathroom residence in sought after, award-winning Napsbury Park development. Generous proportions throughout.

### Description

The property is situated in a highly regarded development, ideal for families due to its abundant open spaces. Presented in impeccable order, the home is meticulously maintained. The accommodation is bright and welcoming, with a spacious hallway leading to a large family home. The stunning kitchen/family room at the rear features two double doors opening to landscaped gardens, an oak kitchen with granite surfaces, integrated appliances, a utility room, and ground floor WC. The impressive first and second floor landings are notable for large windows and high ceilings enhancing the property's charm. The 25ft sitting room includes a feature fireplace and French doors to Juliet balconies. The first floor has a double bedroom with en-suite, a further bedroom/study, and a family bathroom. The second floor includes the principal bedroom with en-suite, two more double bedrooms, and an additional family bathroom. The rear garden offers a decked area and the front includes a garage and parking, overlooking a formal garden.

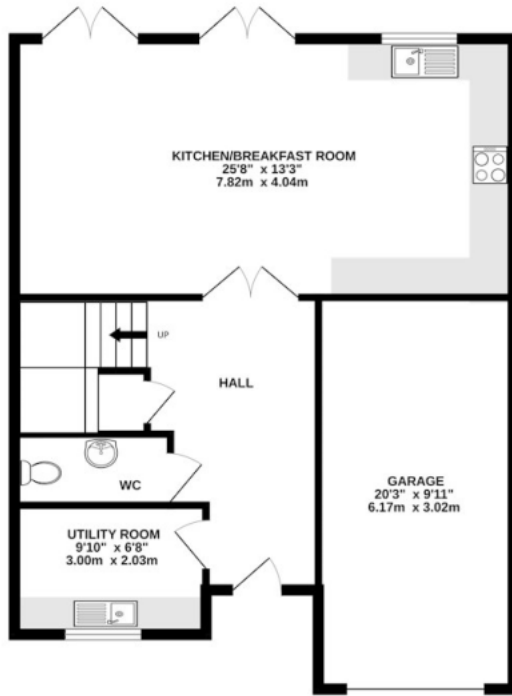
### Location

Situated on award winning Napsbury Park, a 62 acre private estate on the outskirts St Albans, there are Motorway links such as the M1, M25, A1, A414 AND the A41 within easy reach, as are the mainline stations at St Albans and Radlett.

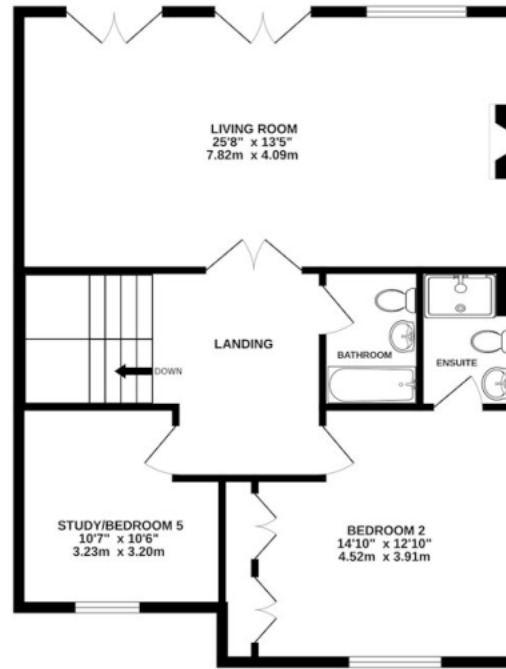




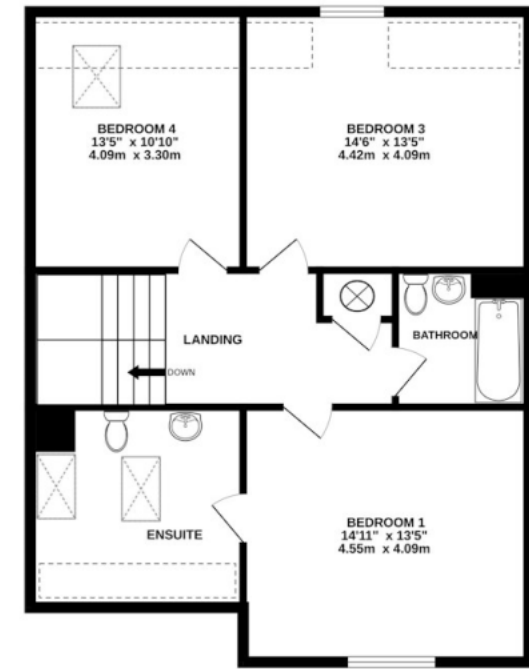




GROUND FLOOR  
806 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



2ND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.

TOTAL FLOOR AREA : 2457 sq.ft. (228.2 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.