

Telford Road, London Colney, St. Albans, AL2 1PG



welcome to

Telford Road, London Colney, St. Albans

Welcome to a charming 3-bedroom semi-detached house in the sought-after area of AL2. This property embodies comfortable family living with a host of appealing features and the potential for future expansion, subject to planning permission.















Total floor area 131.1 sq.m. (1,411 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Living Room

13' 3" x 11' 3" (4.04m x 3.43m)

Kitchen

20' 3" x 11' 2" (6.17m x 3.40m)

Conservatory

22' 8" x 11' 10" (6.91m x 3.61m)

Storage Area

12' 6" x 8' 7" (3.81m x 2.62m)

Bedroom 1

15' 9" x 13' 6" (4.80m x 4.11m)

Bedroom 2

11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom 3

11' 3" x 8' 11" (3.43m x 2.72m)

Bathroom

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Telford Road, London Colney, St. Albans

- 3 Bedroom Semi-Detached
- Conservatory
- Large Rear Garden
- Driveway Parking for 2/3 Cars
- Popular AL2 Post Code

Tenure: Freehold EPC Rating: D

£530,000







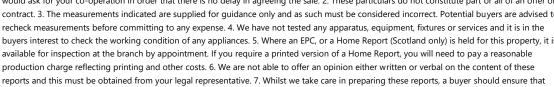


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105133



Property Ref: ALB105133 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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