



**St. Annes Road, London Colney, St. Albans, AL2 1LQ**

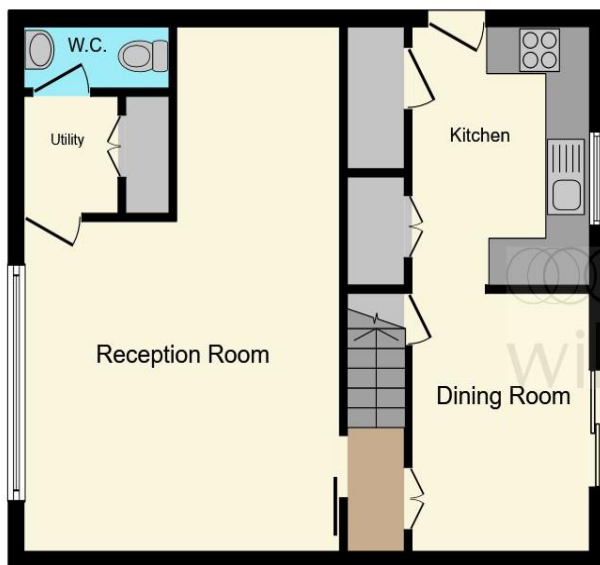


**welcome to**

**St. Annes Road, London Colney, St. Albans**

William H Brown are proud to present this delightful 3-bedroom detached family house, nestled in the sought after area of St Annes Road. As well as being offered chain free, this house presents a fantastic opportunity for those looking to create their dream home.

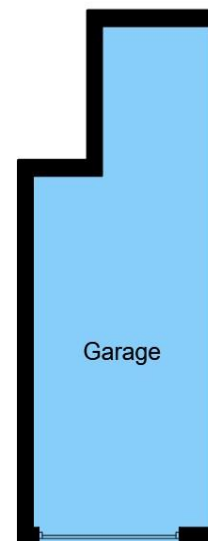




**Ground Floor**



**First Floor**



**Garage**

**Ground Floor**

**Living Room**

21' x 17' ( 6.40m x 5.18m )

**Dining Room**

10' 10" x 8' ( 3.30m x 2.44m )

**Kitchen**

10' 10" x 8' ( 3.30m x 2.44m )

**Utility**

4' 11" x 4' 3" ( 1.50m x 1.30m )

**W.C**

**Garage**

**First Floor**

**Bedroom 1**

14' 9" x 11' ( 4.50m x 3.35m )

**Bedroom 2**

14' x 8' ( 4.27m x 2.44m )

**Bedroom 3**

9' 4" x 8' 9" ( 2.84m x 2.67m )

**Shower Room**

Total floor area 117.8 m<sup>2</sup> (1,268 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## St. Annes Road, London Colney St. Albans

- Chain Free
- Detached House
- 3 Bedroom
- Spacious Throughout
- Garage

Tenure: Freehold EPC Rating: D

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALB105525 - 0006

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