



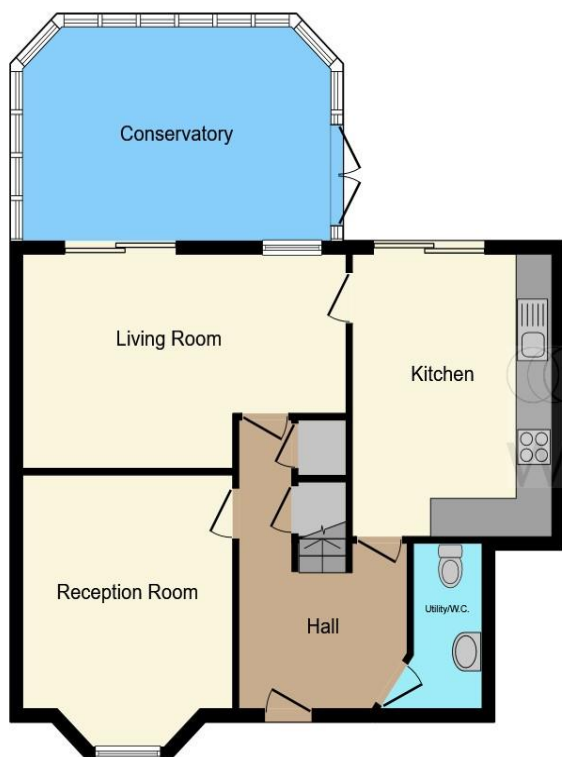
Roestock Gardens, Colney Heath, St. Albans, AL4 0QJ

welcome to

Roestock Gardens, Colney Heath, St. Albans

Nestled in the sought-after Roestock Gardens, St Albans, this charming 4-bedroom semi-detached house with a garage, driveway and a spectacular rear garden offers an ideal family home in a peaceful cul-de-sac setting.

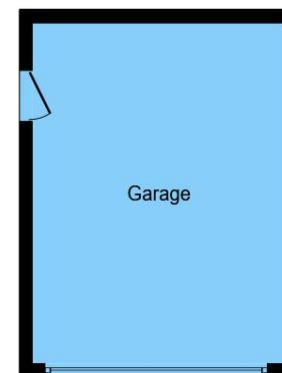




Ground Floor



First Floor



Garage

Ground Floor

Hall

Living Room

17' 10" max x 11' max (5.44m max x 3.35m max)

Reception Room

12' max x 11' 7" max (3.66m max x 3.53m max)

Kitchen

14' 6" max x 11' max (4.42m max x 3.35m max)

Conservatory

17' 8" max x 11' max (5.38m max x 3.35m max)

Utility / W.C

First Floor

Landing

Bedroom 1

12' max x 11' 10" max (3.66m max x 3.61m max)

En-Suite

Bedroom 2

10' 7" x 10' 6" (3.23m x 3.20m)

Bedroom 3

11' x 10' 7" (3.35m x 3.23m)

Bedroom 4

Total floor area 157.5 m² (1,696 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

welcome to

Roestock Gardens, Colney Heath, St. Albans

- Four Bedroom Family Home
- Semi-Detached
- Driveway & Garage
- En-Suite
- Spectacular Large Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in the region of
£750.000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105198



Property Ref:
ALB105198 - 0006

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 guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the 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 available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that 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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