



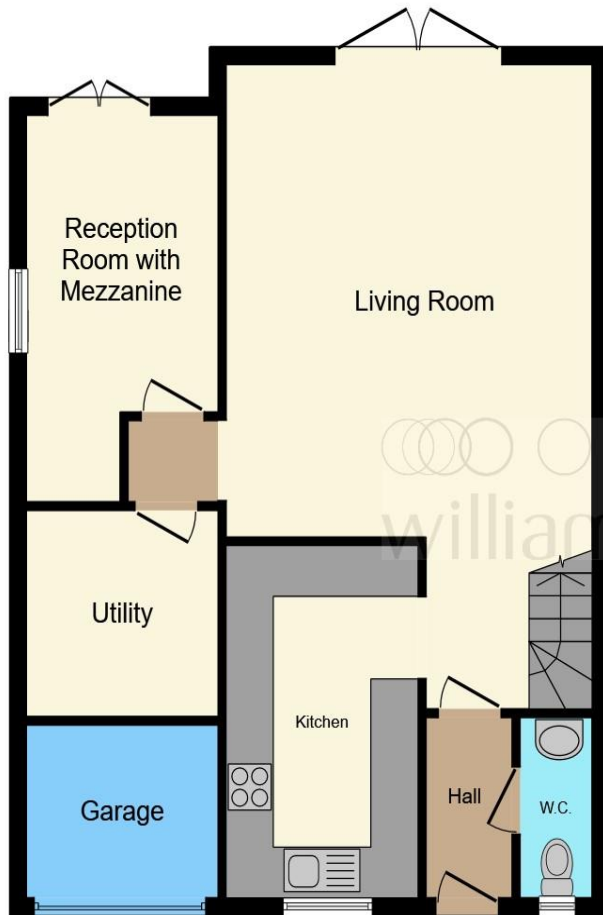
Birch Way, London Colney, St. Albans, AL2 1PE

welcome to

Birch Way, London Colney, St. Albans

William H Brown are very proud to present this exceptionally spacious and uniquely presented 3 bedroom detached family home with a garage and large private rear garden located in the popular London Colney.





Ground Floor



First Floor

Total floor area 125.1 m² (1,346 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

Ground Floor

Hallway

Living Room

25' max x 15' 3" max (7.62m max x 4.65m max)

Reception Room With Mezzanine

15' max x 8' max (4.57m max x 2.44m max)

Kitchen

13' 8" max x 8' max (4.17m max x 2.44m max)

Utility Room

8' x 8' (2.44m x 2.44m)

First Floor

Bedroom 1

13' 5" x 7' 10" (4.09m x 2.39m)

Dressing Room

11' x 8' (3.35m x 2.44m)

Bedroom 2

14' 5" x 10' (4.39m x 3.05m)

Bedroom 3

10' 6" x 6' 11" (3.20m x 2.11m)

Bathroom

Garage

welcome to

Birch Way, London Colney St. Albans

- Detached Family Home
- 3 Generously Sized Bedrooms
- Separate Utility Room
- Downstairs W.C
- Downstairs Mezzanine Area

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

guide price

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105673



Property Ref:
ALB105673 - 0008

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