

Lowbell Lane, London Colney, St Albans, Herts, AL2



A VERY VERSATILE FAMILY HOME...Currently arranged as a three bedroom home with a self-contained annex, this property offers spacious accommodation in an idyllic location, with scope for extension (STPP) Boasting generous parking and a rear garden in excess of 100ft, this super home is within easy reach of local shops, schools and amenities. With excellent road and transport links and riverside country walks on the doorstep, this home must be viewed!

- **Four Bedrooms**
- **Three Bathrooms**
- **Annex Potential**
- **Large Rear Garden**
- **Generous Off Street Parking**
- **Conservation Area**
- **Close to Amenities**
- **Transport Links**

£665,000 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Hall

Kitchen 8'4" x 7'8" (2.54m x 2.34m)

Lounge 10'6" x 8'4" (3.20m x 2.54m)

Stairs to First Floor

First Floor Landing

Bedroom One 14'7" x 11'4" (4.45m x 3.45m)

Bedroom Two 11'7" x 9'3" (3.53m x 2.82m)

Study 8'7" x 4'6" (2.62m x 1.37m)

Bathroom

Stairs to Second Floor

Bedroom 16'7" x 8'5" (5.05m x 2.57m)

En-Suite 8'5" x 5'11" (2.57m x 1.80m)

Annex

Bedroom 13'8" x 8'7" (4.17m x 2.62m)

Open Plan Lounge/ Kitchen 13'10" x 11'4" (4.22m x 3.45m)

WC

Shower Room

Conservatory 11'0" x 8'5" (3.35m x 2.57m)

Rear Garden

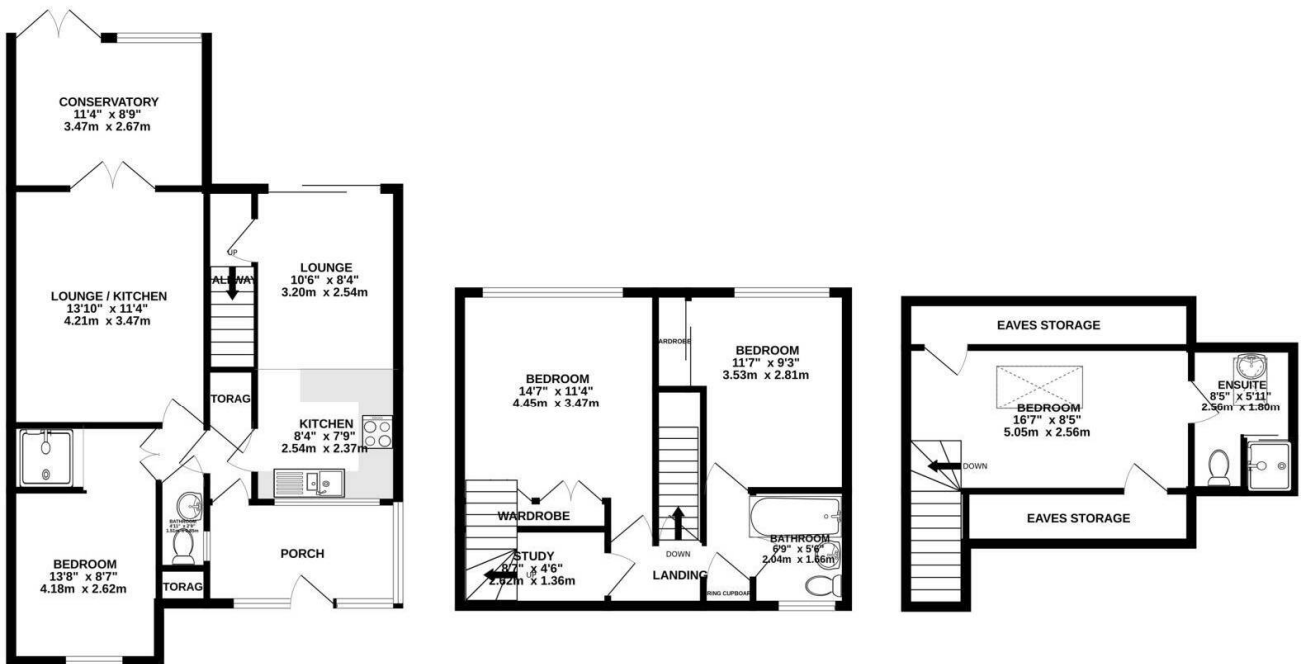
Front Garden & Parking



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.

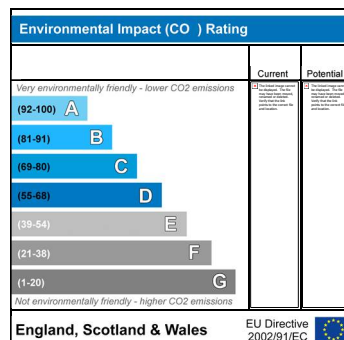
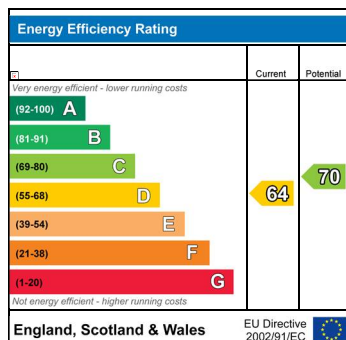
1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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