



4 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Garage & Driveway



Private Garden



EPC Band D

Council Tax

Band: F £3,442.70 (2025/2026)

Local Authority

St Albans District Council

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Roestock Gardens, Colney Heath, St Albans, AL4
Guide Price £800,000 Freehold

Roestock Gardens, Colney Heath, St Albans, AL4

A stunning four bedroom semi detached home, which has been sympathetically extended to provide a spacious and versatile home, which also benefits from a vast private rear garden.

- Four Bedroom Family Home
- Stunning Rear Garden
- Semi Detached
- Open Plan Kitchen/ Living Room
- Snug/ TV Room
- Double Garage
- Village Location

Description

The beautifully presented accommodation includes a welcoming entrance hall with downstairs cloakroom, a versatile snug/study and a large open plan kitchen/ breakfast/ living room with bay window to front as well as French and bi fold doors overlooking the superb rear garden. The open plan kitchen boasts a large central island, ideal for entertaining and houses various high quality integrated appliances.

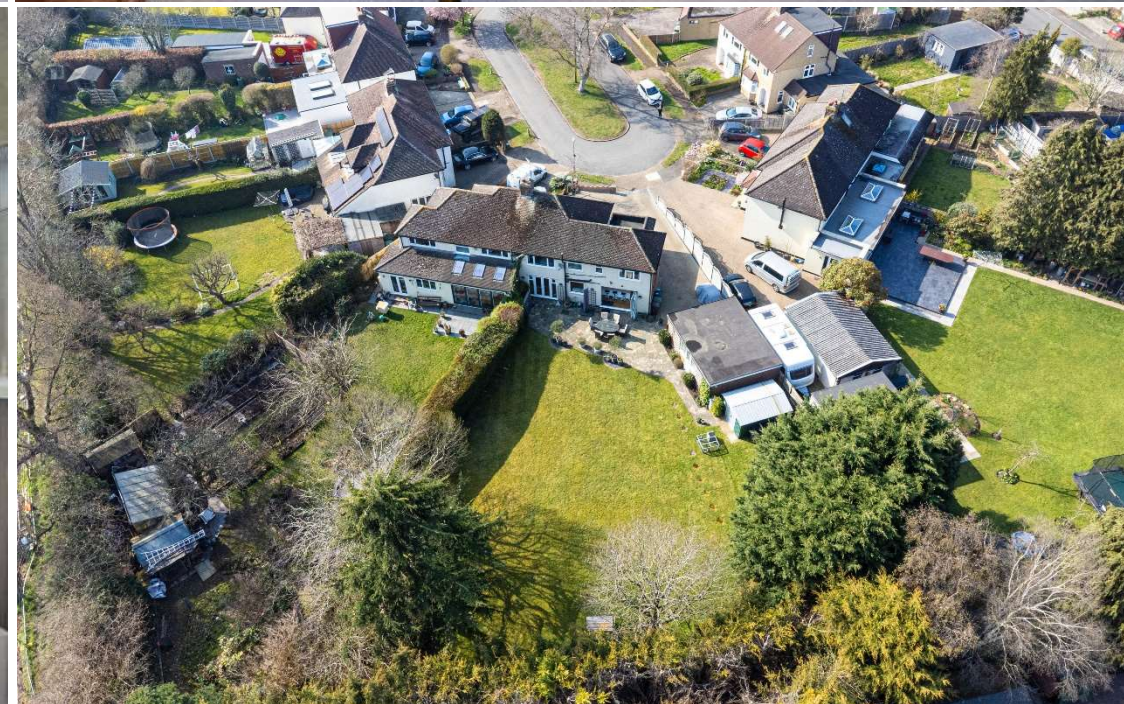
To the first floor you have a large dual aspect principal bedroom with built in wardrobes and en suite shower room and the three further bedrooms are all serviced by the modern refitted family bathroom.

This wonderful home is approached via a large driveway providing off road parking for several cars and there is also a larger than average double garage. The amazing rear garden has a large patio seating area which is mainly laid to lawn and is privately screened by various mature trees and shrubs.

Location

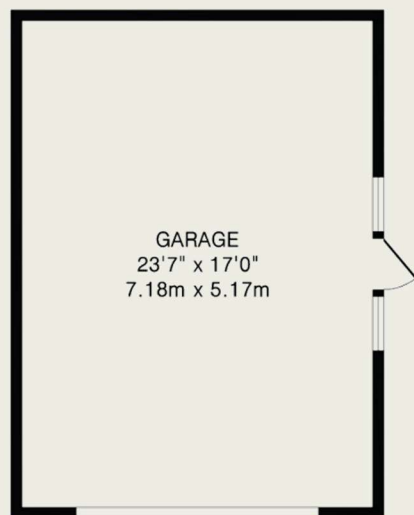
Colney Heath is situated on the eastern side of St Alban, and its village amenities include a shop, post office and public house as well as a JMI school. Colney Fields Retail Park is within easy reach and St Albans is around five miles away, where there is an excellent range of shops and restaurants and the city station provides fast rail links to central London.



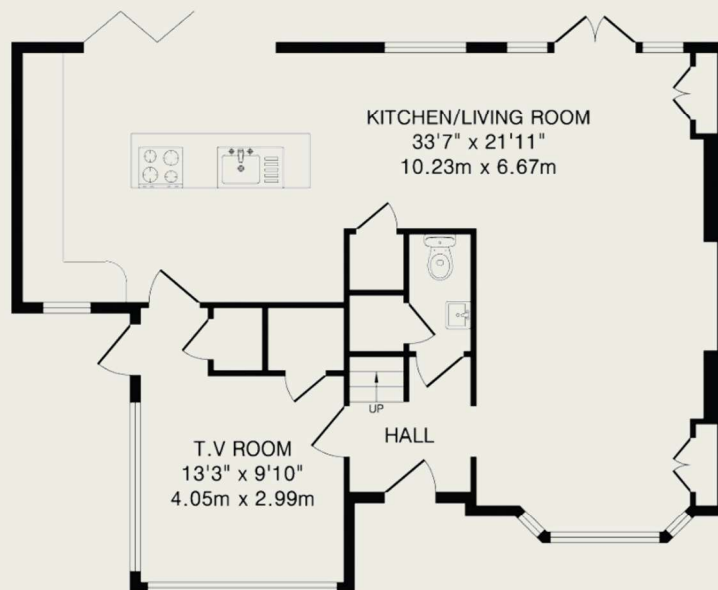


Important Information

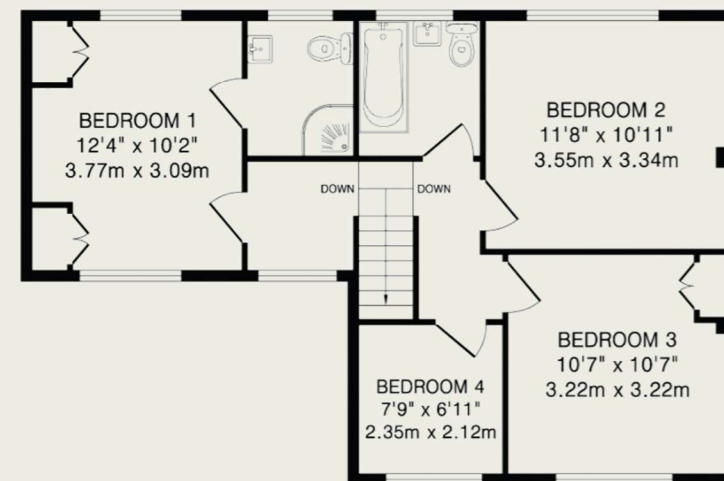
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Garage
400 sq.ft.(37.1 sq.m)approx.



Ground Floor
720 sq.ft.(66.8 sq.m)approx.



First Floor
580 sq.ft.(53.8 sq.m)approx.

TOTAL FLOOR AREA: 1700 sq.ft.(157.7 sq.m)approx.
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