



3 Bedrooms



1 Bathroom



1 Reception Room



Garage



South-West Facing



EPC Band C

Council Tax

Band D: £2,354.88 25/26

Local Authority

St Albans City & District  
Council

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**Heather Cottages, St Annes Road, London Colney, AL2 1NY**  
**Guide Price £475,000 Freehold**



## St Annes Road, London Colney, AL2 1NY

A beautifully presented three bedroom end-of-terrace home with a pleasant south-west facing garden and the advantage of a private garage.

- Beautifully Presented End-of-Terrace Home
- Superb Open-Plan Living Room with Doors Onto Garden
- Contemporary Kitchen with Integrated Appliances
- Three Bedrooms
- Garage
- Landscaped South-West Facing Rear Garden
- Close to the Amenities of London Colney & St Albans City Centre

### Description

Positioned at the end of a short terrace of contemporary properties, this lovely property has been completely refurbished by the current owners and is presented in immaculate condition. The front door opens into a small porch, and this gives access to a beautifully bright open-plan reception space stylishly finished with a smart media wall and large glazed doors overlooking the garden. The living area leads into a dining area with exposed brick wall and the recently installed kitchen is adjacent, well planned with ample storage and integrated appliances including dishwasher, oven and hob.

Upstairs, the excellent finish continues and there is a family bathroom, and three bedrooms accessed from the bright landing, the smallest of which is currently in use as a dressing room. The rear garden has been landscaped to create a paved seating area close to the house and a lawn to the rear, with a gate giving access to the single garage.

### Location

The property is set back from the main road on a small crescent. Located in London Colney, to the south-west of St Albans it is within easy reach of the city's wide range of amenities, and both St Albans City Station and Radlett Stations can be used for access into London. The property is close to Colney Fields Retail Park.

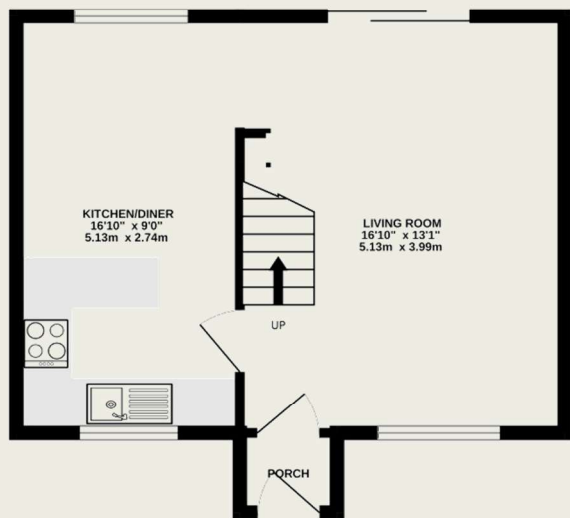




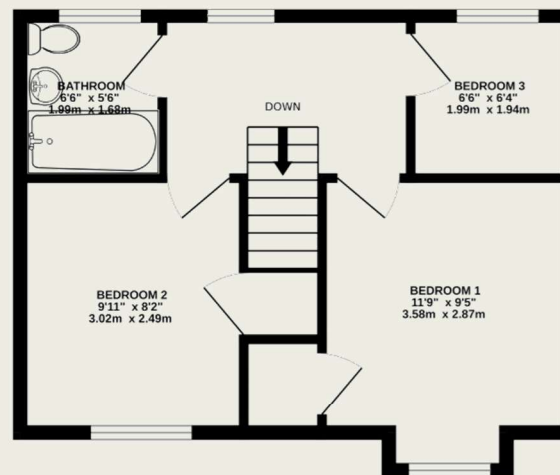


#### Important Information

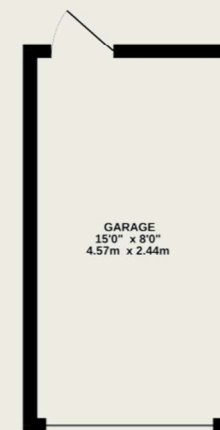
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GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 897sq.ft. (83.3 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such