



3 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



60ft South-West Facing



EPC Band D

Council Tax
Band: E £2,913.05 (2025/2026)

Local Authority
St Albans City & District
Council

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Roestock Gardens, Colney Heath, St Albans, AL4 0QJ
Guide Price £610,000 Freehold

Roestock Gardens, Colney Heath, St Albans

A bright and beautifully presented semi-detached family home in a quiet cul-de-sac location. This three bedroom home offers potential for improvement, subject to the usual consents and has a lovely south-west facing garden.

Description

Having been considerably improved by the current owners, this semi-detached property has a well-planned layout with an extended ground floor. The house is approached by a block paved driveway which provides off street parking for three cars. The bright entrance hall gives access to a lovely living room to the front with a large bay window fitted with smart plantation shutters and double doors from this space open into a spacious dining room. Remodelling of a conservatory has created an additional room to the rear, ideal as a home office space or snug, and the addition of an extension gives the property a smart dual-aspect kitchen with integrated appliances including double oven, dishwasher, and wine fridge. There is plenty of storage and the design incorporates a useful breakfast bar. Part of the original garage has been converted and the house now has a ground floor shower room and a utility room, while the front part of the garage has been retained for storage. The property has three bedrooms, two of which are good size doubles, all of which have use of a fully tiled family bathroom with a window to the rear. The garden is an excellent size and faces south-west, with mature trees providing lovely views. Paved areas at the rear are close to the house providing pleasant spaces in which to sit, and there is lawn and planted beds.

Location

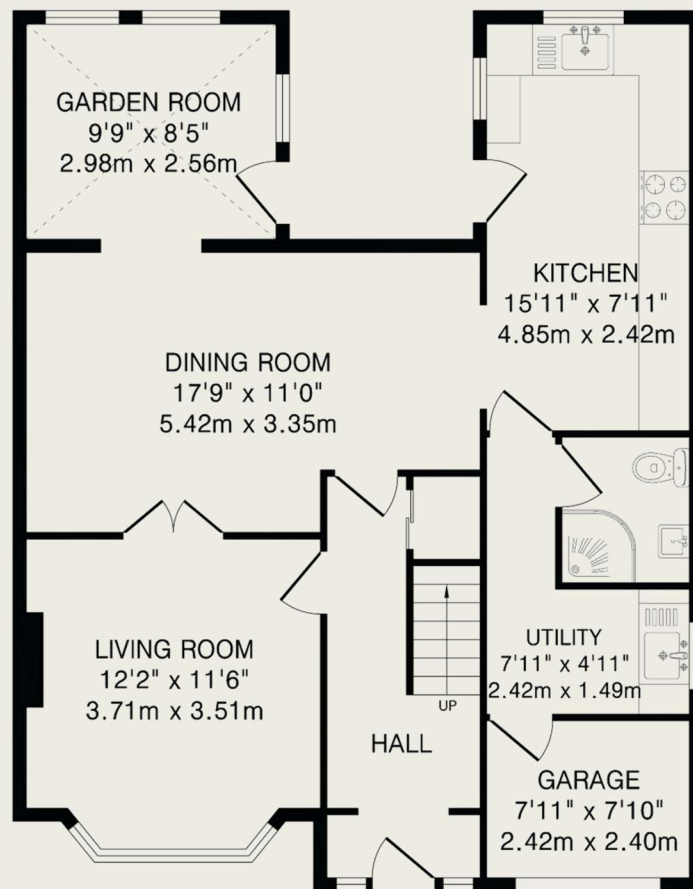
Colney Heath is situated on the eastern side of St Albans and village amenities include a shop, post office and public house as well as a JMI school. Colney Fields Retail Park is within easy reach and St Albans is around five miles away, where there are an excellent range of shops and restaurants, and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



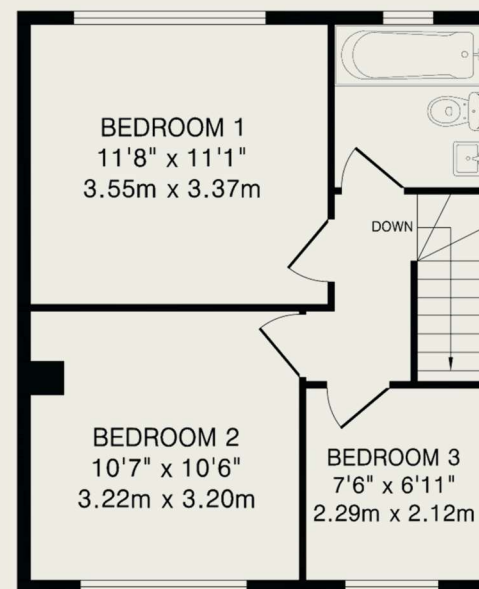


Important Information

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Ground Floor
775 sq.ft.(71.9 sq.m)approx.



First Floor
388 sq.ft.(36.0 sq.m)approx.

TOTAL FLOOR AREA: 1163 sq.ft.(107.9 sq.m)approx.
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