



3 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



South-East Facing



EPC Band C

Council Tax

Band: D £2,354.88 (2025/2026)

Local Authority

St Albans City & District
Council

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Five Acres, London Colney, AL2 1HY
Guide Price £650,000.00 Freehold

Five Acres, London Colney, AL2 1HY

A beautifully finished and much improved end-of-terrace home. This superb three bedroom property has a lovely re-landscaped south-east facing garden, off-street parking and is offered to the market with the benefit of no onward chain.

Description

This meticulously refurbished and much improved home is presented in excellent order, having been the subject of a comprehensive programme of works to reconfigure and extend. Set back from the road, a bloc-paved driveway provides off-street parking for several cars.

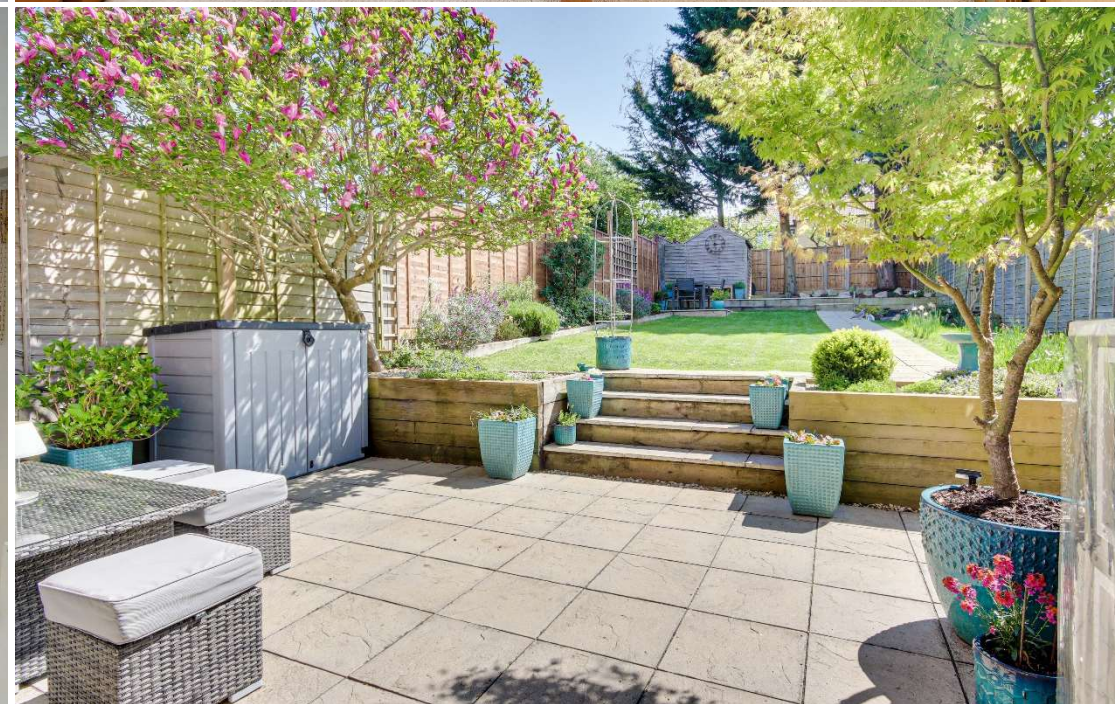
The front door opens into a bright hallway, and this gives access to a lovely living room with timber flooring. To the other side of the hall, conversion of the original garage has created a further reception room, ideal as a home working space or playroom. The property has a stunning open-plan room to the rear, flooded with natural light through windows, double doors and a large rooflight, and this accommodates the stylish kitchen to one end, with ample space for dining as well as an informal snug. The kitchen layout incorporates integrated appliances, plenty of storage and includes a useful breakfast bar for informal dining, and there is also a separate utility room which leads through to a shower room. The high level of finish continues upstairs, where there are three bedrooms, the largest of which has fitted storage, and there is a well-planned fully tiled family bathroom accessed from the landing.

The impressive rear garden has been completely re-landscaped and is an excellent size. It has a pleasant south-easterly aspect and is arranged to provide a sunny seating area close to the house with steps up to a large lawn. There are well stocked planted beds, a further paved seating area towards the rear and a useful shed. A path to the side of the house gives direct access to the front of the property.

Location

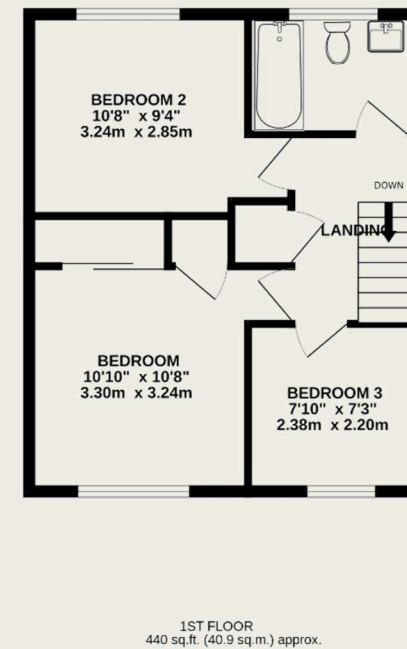
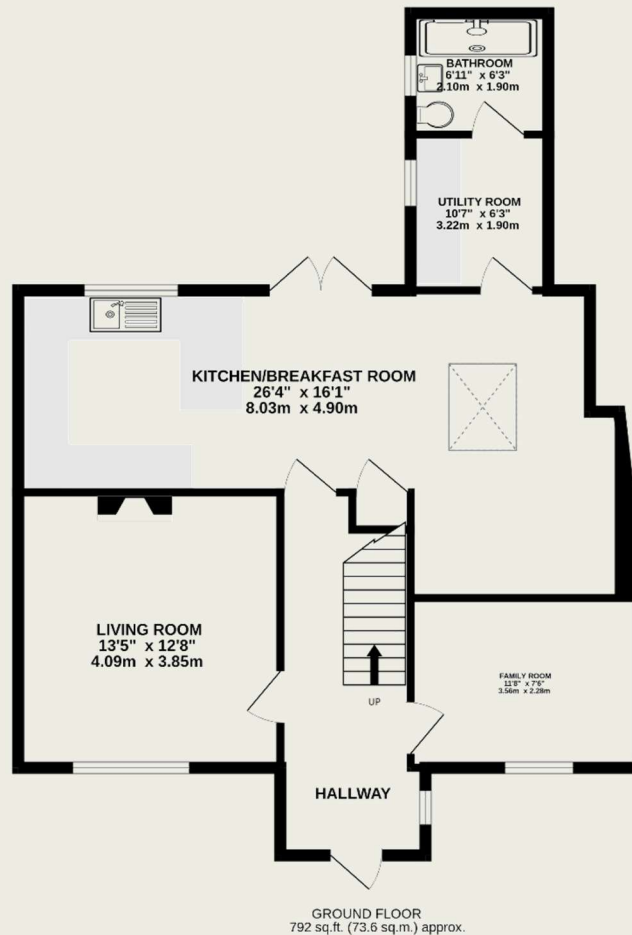
London Colney is positioned to the south-west of St Albans and within easy reach of the city's wide range of shops and restaurants. Both St Albans City Station and Radlett Stations can be used for access into London, and local amenities include a number of shops at Colney Fields Retail Park.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 1226sq.ft. (113.9 sq.m.) approx.

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