



2 Bedrooms



1 Bath/Shower Room



1 Reception Room



Off-Street Parking



110ft Landscaped Garden



EPC Band C

Council Tax

Band: C £2,093.24 (2025/2026)

Local Authority

St Albans City & District  
Council

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High Street, London Colney, AL2 1HP  
Guide Price £425,000 Freehold



## High Street, London Colney, AL2 1HP

A bright and beautifully presented home with a lovely garden. This two bedroom period property has a smart contemporary interior finish and has the benefit of private parking to the rear.

- 🏡 Beautifully Presented Victorian Cottage Arranged Over Two Floors
- 🏡 Off-Street Parking
- 🏡 Superb Open-Plan Living Room with Wood-Burning Stove
- 🏡 Two Bedrooms
- 🏡 Potential to Extend into Loft (STPP)
- 🏡 110ft Rear Garden
- 🏡 Close to Local Amenities & Transport Networks

### Description

This stylish two bedroom cottage has been much improved by the current owners. The front door is approached by a short path and opens into a stunning open-plan room with timber flooring. The living area is positioned at the front, with a pretty bay window and a wood burning stove, and there is ample space beyond this for dining. The kitchen is to the rear and is well planned with smart storage cupboards and it has glazed double doors to the garden and a rooflight which admit plenty of natural light. The excellent finish continues upstairs, where there are two bedrooms, the largest of which occupies the full width of the house and has useful fitted wardrobes along one side. The smaller bedroom overlooks the garden and there is a fully tiled bathroom accessed from the landing. The loft currently provides additional storage space but may offer scope for extension, subject to the usual consents. The rear garden is a particularly attractive feature, and is a good size, landscaped to create several spaces in which to enjoy the sun, and with a range of mature plants in well stocked beds. The property has the benefit of private parking, conveniently located to the rear of the garden.

### Location

The property is located in London Colney, positioned to the south-west of St Albans and within easy reach of the city's wide range of amenities. Both St Albans City Station and Radlett Stations can be used for access into London, and the property is within walking distance of Colney Fields Retail Park.







#### Important Information

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Ground Floor

447 sq.ft.(41.5 sq.m)approx. 293 sq.ft.(27.2 sq.m)approx.



First Floor

TOTAL FLOOR AREA: 740 sq.ft.(68.7 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.