



3 Bedrooms



1 Bath/Shower Room



2 Reception Rooms



Garage & Off-Street  
Parking



Private Rear Garden



EPC Band D

Council Tax

Band E  
- £2,878.19 2025/2026

Local Authority  
St Albans City & District  
Council



## High Street, London Colney, AL2 1QS

Presented in immaculate condition throughout, this stunning three-bedroom semi-detached home offers both stylish and spacious accommodation, ideal for modern family living. Situated on a desirable residential road in London Colney, the property is located within easy reach of local amenities and fantastic schooling.

- Beautifully Presented Semi-Detached Family Home
- Open-Plan Living/Dining Room
- Contemporary Kitchen with Integrated Appliances
- Gym Area
- Three Spacious Bedrooms
- Garage & Off-Street Parking
- Close to Highly Regarded Schooling & Local Amenities

### Description

The ground floor comprises a generous open-plan living and dining room, providing a bright and versatile space perfect for both relaxing and entertaining. To the rear, a stunning high-spec kitchen features a large central island, contemporary fitted appliances, and ample built-in storage. Adjacent to the kitchen is a gym area that could easily double as a study or utility space, adding to the home's flexibility. Upstairs, the first-floor hosts three well-proportioned bedrooms. The principal bedroom enjoys a peaceful rear aspect and generous dimensions, while the second and third bedrooms offer ideal accommodation for family, guests, or a home office. A sleek family bathroom completes the upper level. Externally, the property boasts a beautifully landscaped rear garden with a spacious patio area, perfect for alfresco dining and summer gatherings, alongside low-maintenance artificial turf. A garage and a separate summer house provide additional storage and leisure space, making this an exceptionally well-rounded home.

### Location

London Colney is 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.



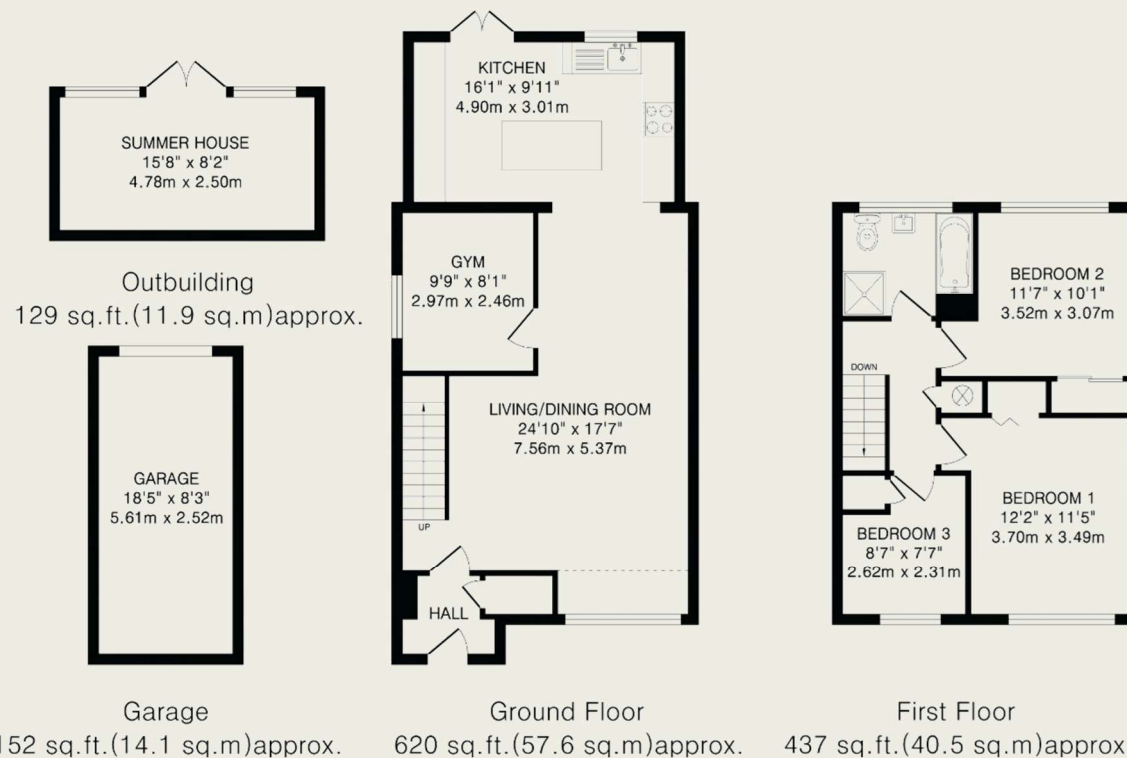




**Important Information**

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TOTAL FLOOR AREA: 1338 sq.ft.(124.1 sq.m)approx.

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