



Tollgate Road, Colney Heath, AL4 0PX

Chain Free £775,000



## Tollgate Road, Colney Heath, St

### Albans

Deceptively spacious four double bedroom detached family home with large garden situated close to the village centre.

This delightful character home has tremendous extension potential and loft conversion (Stpp) and is within a short walk of the village shops and school, access to major road links is also close to hand.

The accommodation briefly comprises of entrance hall, refitted ground floor wc, a 20' dual aspect living room with doors leading to the rear garden, separate dining room with bay window, fitted dual aspect kitchen, four good size double bedrooms and a refitted four piece bathroom. The property is double glazed and has gas radiator central heating.

Outside there is a garden area and private driveway for several vehicles to the front, a side gate leads through to a large rear garden providing lots of space for a family and entertaining. Early viewing advised, please call 01707 270777





**Entrance Hall**

Double glazed entrance door to front with wing window, radiator, wood effect flooring, recessed spotlights, stairs to first floor with cupboard under, doors to:

**Ground Floor wc**

Dual flush wc, wash hand basin with tiled splash back, radiator, double glazed window to side.

**Dual Aspect Living Room**

Dual aspect room with double glazed windows to side and rear, french doors leading to the rear garden, two radiators, wood effect flooring, recessed spotlights.

**Dining Room**

Double glazed bay window to front, radiator, wood effect flooring, recessed spotlights.

**Dual Aspect Kitchen**

Fitted with a range of wall and base units, complimentary stone work surfaces and tiled splash backs, one and a half bowl thermoplastic sink/drainage with mixer tap, space for range cooker, dishwasher, fridge/freezer and washing machine, tiled floor, double glazed windows to side and rear, double glazed door to side.

**Galleried Landing**

Access to loft, doors to:

**Bedroom One**

Double glazed bay window to front, radiator, recessed spotlights.



**Bedroom Two**

Double glazed window to side, radiator, recessed spotlights.

**Bedroom Three**

Double glazed window to rear, radiator, built in double wardrobe.

**Bedroom Four**

Double glazed window to rear, radiator, recessed spotlights.

**Refitted Four Piece Bathroom**

Comprising of bath with mixer tap and shower attachment, separate shower cubicle with rainfall and hand held showers, vanity wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling, chrome effect heated towel rail, recessed spotlights, extractor fan, double glazed oriel window to front.

**Front Garden & Driveway**

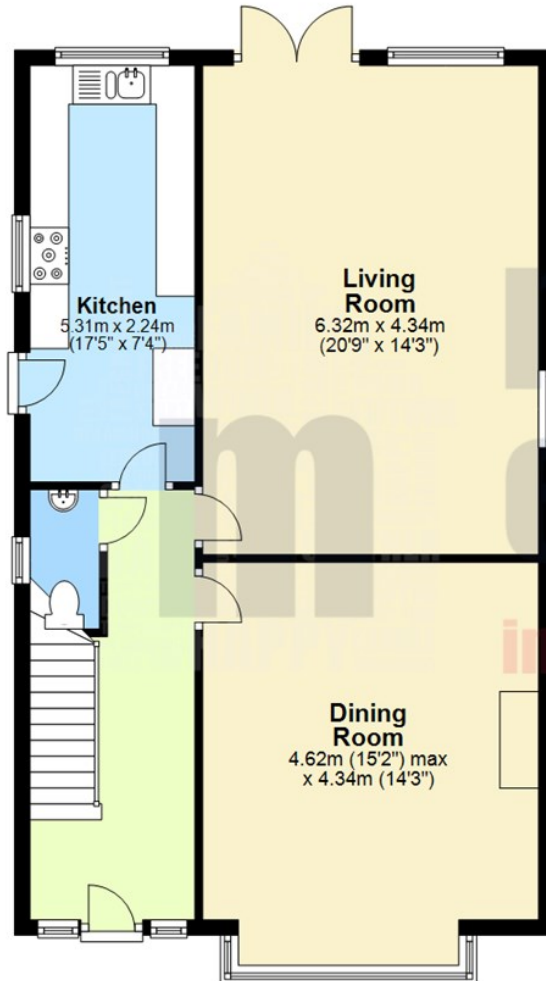
Gravelled driveway providing private parking for several vehicles, flower and shrub beds, mature conifers to front, gates to side giving access to the rear garden.

**Rear Garden**

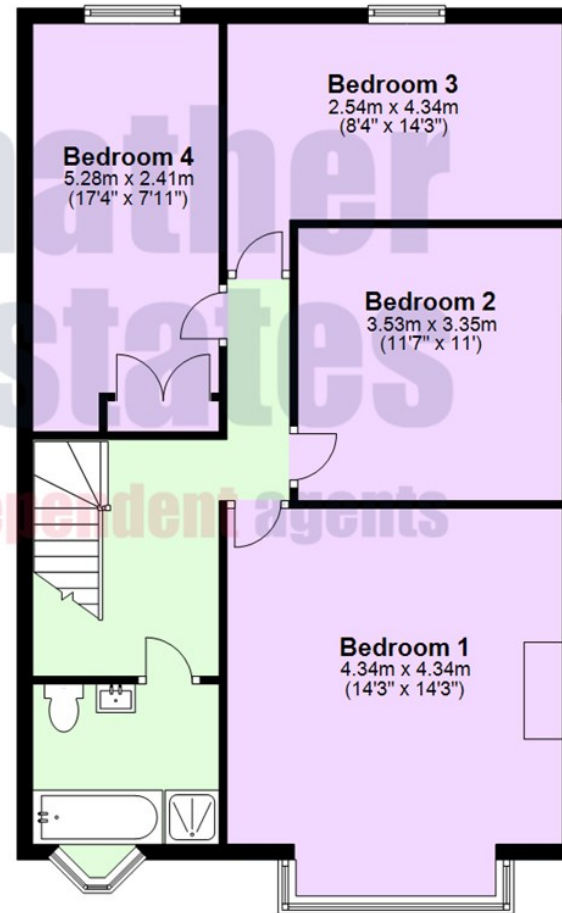
Large lawn area, various shrubs and evergreens, lighting, water tap, covered side area with power and light, gate leading to the front.



### Ground Floor



### First Floor



Total area: approx. 140.9 sq. metres (1516.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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