



55 Colney Heath Lane, St. Albans, AL4 0TJ

Guide price £1,000,000 Freehold



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St. Albans, AL4 0TJ

An attractively presented and wonderfully spacious four double bedroom detached house with a seamless flow of ground floor accommodation, located on a quiet slip road in a semi-rural position close to open fields. This fine family home benefits from a detached double garage with parking in front accessed via Hobbs Close and is offered with no onward chain.

The accommodation begins with a covered porch opening into a welcoming hallway with stairs to the first floor and doors to rooms. The generous lounge has large window to the front, feature fireplace and double doors leading through to a flexible family room. Bespoke sliding glass doors open into a splendid orangerie with windows to two sides and an impressive atrium allowing light to flood in. A further set of sliding glass doors open into the sociable 26ft kitchen/dining room with an extensive fitted kitchen and island unit and double doors leading to the rear garden. A convenient utility room, study and downstairs shower room/W.C. conclude the ground floor.

The first floor landing offers a hatch to the extensive loft space with potential for conversion (s.t.p.p.) and doors to rooms including the superb master bedroom with views of the rear garden and a modern en-suite. There are three further impressive double bedrooms and a family bathroom suite.

Externally is a delightful front garden with a range of plants and bushes and two off street parking spaces. To the rear is a wonderfully private 120ft mature garden with an extensive lawn with mature trees, hedges and plants. Towards the rear is a multi-purpose garden room with light and power and beyond is a courtesy door to the double garage and further parking.

Colney Heath Lane is located to the east of the City centre, easily accessed by road or via the leafy Alban Way. Beaumont secondary school is located just 1072 meters away and Ofsted Outstanding Nicholas Breakspear school is close by. There are also excellent road links to the M25 & A1M motorway network.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

26'0 x 12'5 (7.92m x 3.78m)

Utility Room

Lounge

13'10 x 11'8 (4.22m x 3.56m)

Family Room

11'3 x 9'6 (3.43m x 2.90m)

Orangarie

12'9 x 10'11 (3.89m x 3.33m)

Study

10'1 x 7'6 (3.07m x 2.29m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1

19'11 x 12'6 (6.07m x 3.81m)

En-Suite

Bedroom 2

14'2 x 11'8 (4.32m x 3.56m)

Bedroom 3

12'7 x 11'9 (3.84m x 3.58m)

Bedroom 4

11'9 x 9'5 (3.58m x 2.87m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

120 (36.58m)

Garden Room

14'0 x 10'9 (4.27m x 3.28m)

Garage

18'7 x 15'6 (5.66m x 4.72m)



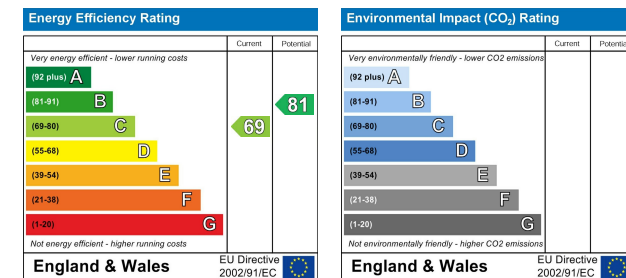
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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