



1A Colney Heath Lane, St. Albans, AL4 0SY

Guide price £585,000 Freehold



## 1A Colney Heath Lane

St. Albans, AL4 0SY

A modern style three bedroom terrace house arranged over three floors with the benefit of a detached garage, two off street parking spaces and no onward chain. The garage has permission for conversion to a habitable space over two floors with a rear dormer window (ref: 5/2021/0591). Located to the east of St Albans in close proximity to the Ofsted 'outstanding' Beaumont and Nicholas Breakspear senior schools.

The accommodation begins with a welcoming entrance hall with a useful built-in storage cupboard, stairs to the first floor and doors to rooms. The generous lounge/diner benefits from a deep storage cupboard and window and door to a multi-use conservatory with double doors to the garden. The modern fitted kitchen has a range of wall and base units with solid wood work tops and a mix for freestanding and integrated appliances.

The first floor landing has stairs to the second floor and doors to rooms including the master bedroom, a well-proportioned third bedroom, a family bathroom and a study area. The second floor provides a further double bedroom with built-in storage and an en-suite shower room.

Externally there is a modest frontage and to the rear is a generous patio area leading to a private lawned garden and access to the detached garage (currently used as a workshop/gym) with gates leading to two off street car parking spaces accessed via St Yon Court.





## ACCOMMODATION

Hall

Lounge/Diner

15'9 x 15'7 (4.80m x 4.75m)

Kitchen

8'8 x 8'2 (2.64m x 2.49m)

Conservatory

15'3 x 7'10 (4.65m x 2.39m)

## FIRST FLOOR

Landing

Bedroom 1

13'8 x 8'4 (4.17m x 2.54m)

Bedroom 3

11'2 x 8'8 (3.40m x 2.64m)

Bathroom

## SECOND FLOOR

Bedroom 2

14 x 10'2 (4.27m x 3.10m)

En-Suite

## OUTSIDE

Frontage

Rear Garden

Store/Garage

16'11 x 10'10 (5.16m x 3.30m)



## Floor Plan

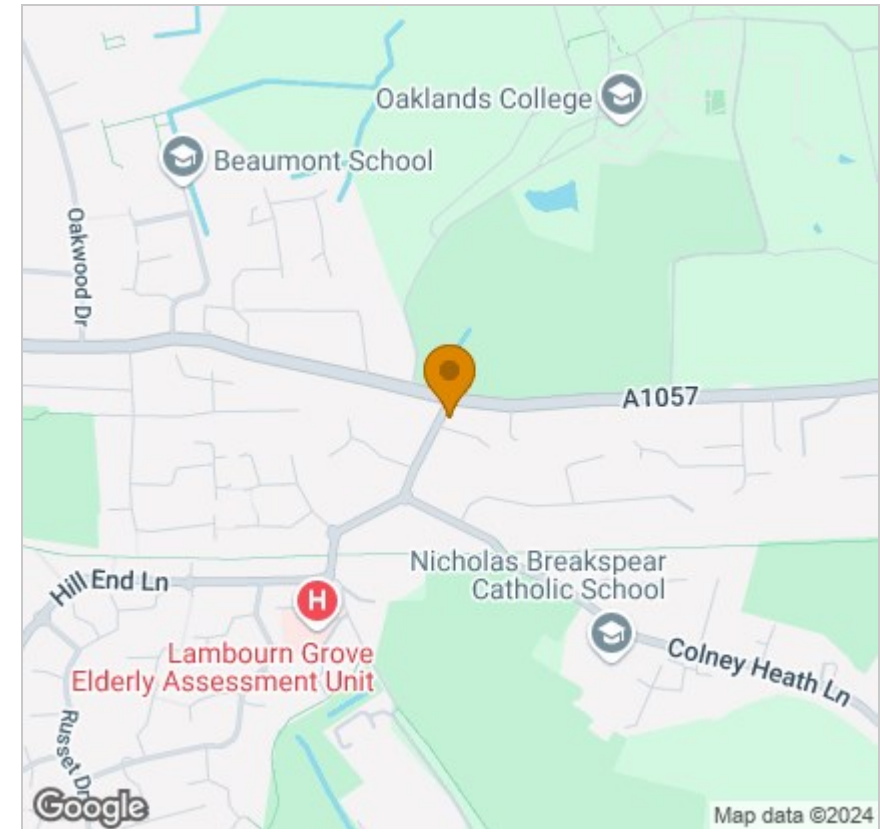


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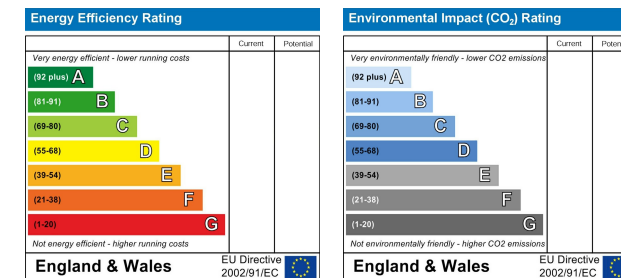
TOTAL FLOOR AREA : 1042sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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