



47A St. Annes Road, St. Albans, AL2 1LQ

Guide price £575,000 Freehold



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Nestled in a popular residential road within the sought-after village of London Colney, this 1970s three-bedroom detached house presents an exciting opportunity to modernise, enhance, and potentially extend (STPP) to suit your own taste and style the the further benefit of no upper chain.

The front door opens into a welcoming entrance hall with a built-in coat cupboard and access to a convenient cloakroom/W.C. The bright, dual-aspect lounge features a generous front window, side window, fireplace, and part-glazed doors leading to both an inner lobby and a dining room. The dining room includes sliding patio doors opening onto the rear garden and connects to the kitchen via a square archway. The kitchen offers a range of wall and base units, worktops, three built-in storage cupboards, a rear garden-facing window, and a side door for external access.

Upstairs, the first-floor landing has a side window and two built-in storage cupboards. The spacious master bedroom includes fitted wardrobes, while the second double bedroom also features fitted wardrobes and garden views. The bathroom is equipped with a walk-in shower, W.C., and wash hand basin.

Externally, the property boasts a generous frontage with off-street parking for multiple cars, a garage with an up-and-over door, and mature shrubs and planting. The private, sunny rear garden includes a patio area and lawn, bordered by established trees and greenery.

St Annes Road is located in the popular village of London Colney close to the thriving High Street, picturesque River Colne, and the Colney Fields shopping park including Sainsbury's and Marks & Spencer amongst others. Close by are excellent transport links including the M25, M1 & A1(M) and excellent bus routes to St Albans City station where there are fast direct trains to St Pancras International.





ACCOMMDATION

Entrance Hall

Cloakroom/WC

Lounge

21 x 16'10 (6.40m x 5.13m)

Dining Room

10'1 x 8'8 (3.07m x 2.64m)

Kitchen

FIRST FLOOR

Bedroom 1

12'1 x 11'11 (3.68m x 3.63m)

Bedroom 2

13'6 x 8'8 (4.11m x 2.64m)

Bedroom 3

8'8 (2.64m)

Shower Room

OUTSIDE

Garage

18'1 x 8'8 (5.51m x 2.64m)

Driveway

Front Garden

Rear Garden



Floor Plan

