



155 High Street, London Colney, AL2 1RP

Guide price £525,000 Freehold





## 155 High Street

London Colney, AL2 1RP

A superb three-bedroom, Victorian terrace house located on the vibrant High Street in the village of London Colney. The property benefits from a super, ground floor rear extension with bio folding doors leading out to a generous rear garden, with a home workshop and off-street parking to the rear.

A part glazed front door opens into an impressive lounge with a bay window to the front, feature fireplace, wooden floor and wonderful ceiling height, with stairs to the first floor and a good size under stair cupboard below. An inner lobby and storage area leads through to the impressive kitchen/dining/family room with a stylish fitted kitchen with central island unit/breakfast bar, and range of integrated appliances. The dining/family area of the room, with a part-vaulted ceiling with 2 Velux windows, a further window and bi folding doors to the rear garden, there also a door into a useful utility/WC.

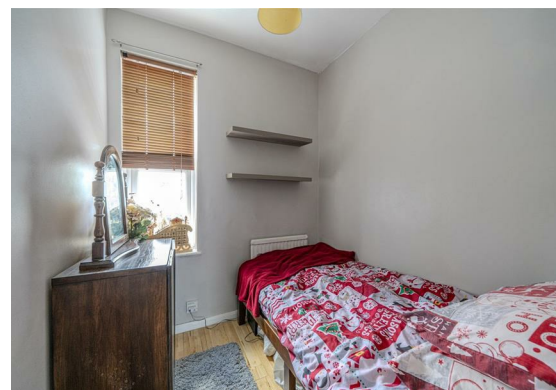
The first-floor landing has a hatch to the loft which provides the opportunity to convert, (STPP), the master bedroom enjoys a full range of fitted wardrobes, the second bedroom enjoys views of the garden and a fitted wardrobe, there is a third bedroom and a family bathroom with a walk-in shower, separate bath basin and WC.

Externally, there's a brick wall to the front with a gate leading to the front door. To the rear is a south west facing sunny rear garden with a decked patio area leading down to an artificial lawn with established shrubs and plants to the side, a generous workshop to the rear with electric and power and pedestrian access to the parking behind.

This property 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.







## ACCOMMODATION

### Lounge

14'2 x 16'3 (4.32m x 4.95m)

### Kitchen/Dining/Family Room

26'5 x 16'3 (8.05m x 4.95m)

### Utility/WC

## FIRST FLOOR

### Bedroom 1

14'2 x 9'9 (4.32m x 2.97m)

### Bedroom 2

14'1 x 8'11 (4.29m x 2.72m)

### Bedroom 3

6'7 x 6'3 (2.01m x 1.91m)

### Bathroom

## OUTSIDE

### Front Garden

### Rear Garden

### Workshop

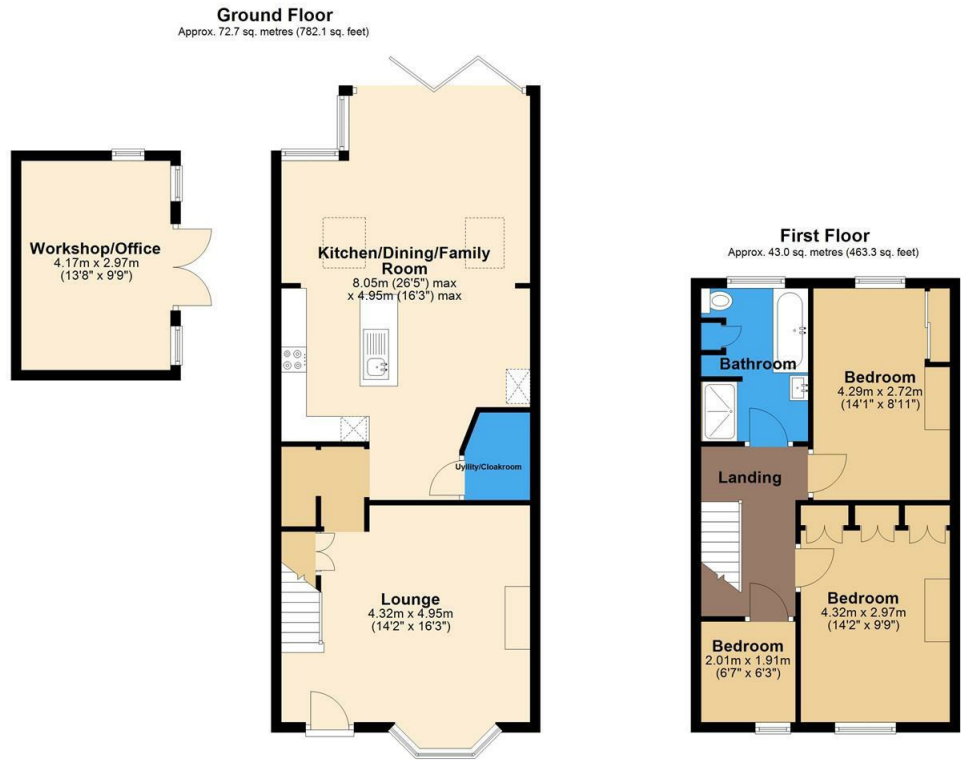
13'8 x 9'9 (4.17m x 2.97m)

### Off Street Parking





Floor Plan



Total area: approx. 115.7 sq. metres (1245.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp...

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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Area Map



Energy Efficiency Graph

