



22 Richardson Close, St. Albans, AL2 1QR

Guide price £700,000 Freehold



Paul Barker  
ESTATE AGENTS

## 22 Richardson Close

St. Albans, AL2 1QR

An attractively presented and skilfully extended four-bedroom semi-detached home, ideally positioned in a sought-after, quiet close in the popular village of London Colney. This impressive property offers flexible, well-planned accommodation, including a superb kitchen/diner with bi-folding doors opening onto the private rear garden.

The accommodation begins with a useful porch, leading into a welcoming entrance hall with stairs to the first floor and access to the ground floor rooms. The bright, dual-aspect lounge features a central fireplace and bi-folding doors to the rear garden. The heart of the home is the stunning kitchen/diner, fitted with a quality range of units and a peninsula breakfast bar. A striking glass atrium floods the space with natural light, complementing the bi-folding doors that open onto the garden. A door leads through to a versatile study, and further ground floor benefits include a utility room, downstairs cloakroom, and a flexible store room.

The first-floor landing provides access to all rooms, including the principal dual-aspect bedroom with its own en-suite shower room. There are three further well-proportioned bedrooms, one of which enjoys access to a private balcony, along with an attractive family bathroom.

Externally, the property offers a pleasant frontage with off-street parking for two cars. The private rear garden features a paved patio ideal for entertaining, leading to a lawn with a further seating area to the rear.

Richardson Close is a quiet cul-de-sac close to the pretty old village centre, a nature reserve, local schools, and Colney Fields Shopping Park, home to M&S and Sainsbury's. The location also provides easy access to the M25 motorway network.





## ACCOMODATION

**Porch**

**Entrance Hall**

**WC**

**Lounge**

18'7" x 12'7" (5.67m x 3.84m)

**Kitchen/Dining Room**

16'2" x 30'6" (4.94m x 9.30m)

**Study**

10'8" x 9'3" (3.27m x 2.84m)

**Utility Room**

5'1" x 8'2" (1.55m x 2.51m)

**Store Room**

12'2" 8'2" (3.71m 2.51m)

## FIRST FLOOR

**Bedroom 1**

18'7" x 12'4" (5.67m x 3.78m)

**En-Suite**

**Bedroom 2**

9'3" x 14'10" (2.84m x 4.53m)

**Balcony**

**Bedroom 3**

11'10" x 11'8" (3.63m x 3.58m)

**Bedroom 4**

7'9" x 9'5" (2.37m x 2.89m)

**Bathroom**

## OUTSIDE

**Frontage**

**Rear Garden**

## Floor Plan



Total area: approx. 191.2 sq. metres (2058.1 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 and should not be relied upon. For any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO. Plan produced using PlanUp.

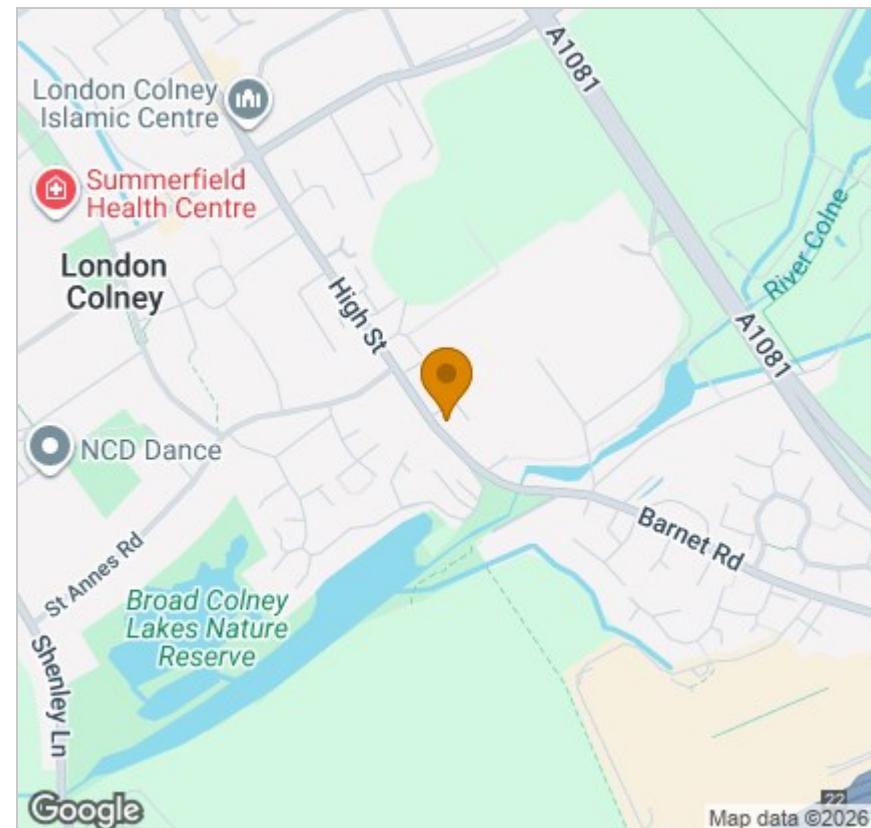
## Viewing

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

