



Coursers Road

Colney Heath | Hertfordshire | AL4 0PA

£850,000

FINE & COUNTRY
fineandcountry.com™

STEP INSIDE

Coursers Road

Steeped in character, the home features two welcoming reception rooms—ideal for cozy family evenings by the fire or hosting guests in a warm and inviting setting. The thoughtfully designed layout offers flexibility, allowing you to create a space that truly suits your lifestyle. With three generously sized bedrooms and two stylishly appointed bathrooms, this home provides ample space for families or those seeking a little extra room to unwind.

Step outside to discover a serene, low-maintenance rear garden, complete with mature plants and a patio area—perfect for soaking up the sunshine or enjoying alfresco dining on warm summer days. At the front, a private driveway leads to an integral garage, offering parking for multiple vehicles. This delightful home is a must-see for those looking for character, space, and convenience in a charming village setting.









STEP OUTSIDE

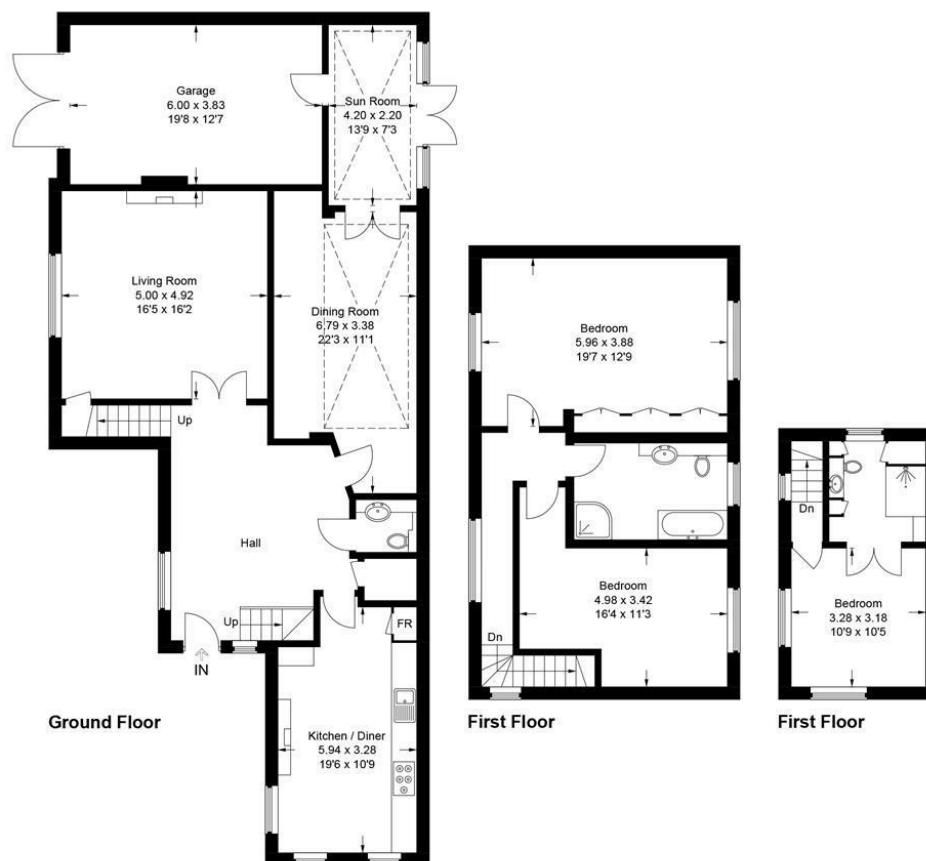
Coursers Road

Nestled in the Hertfordshire countryside, Colney Heath is a charming and peaceful village that offers the perfect balance of rural tranquility and convenient access to nearby towns. With its picturesque surroundings, open green spaces, and strong sense of community, Colney Heath is an ideal location for families, professionals, and those looking to enjoy a more relaxed pace of life.

The village benefits from excellent local amenities, including a well-regarded primary school, traditional pubs, and nearby shops, while its close proximity to St. Albans and Welham Green provides further options for shopping, dining, and entertainment. Nature lovers will appreciate the scenic walking trails, woodlands, and nearby Colney Heath Nature Reserve, perfect for outdoor activities and leisurely weekend strolls.



Approximate Gross Internal Area
 Ground Floor = 127.8 sq m / 1,376 sq ft
 First Floor = 78.4 sq m / 844 sq ft
 Total = 206.2 sq m / 2,220 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Fine & Country

- Three Bedroom Extended Cottage
- Large Entrance Hall
- Sun Room
- Dining Room
- Separate Lounge with Log Burner
- Fully Fitted Kitchen/Breakfast Room
- Cloakroom & En-Suite
- Integral Garage & Off Street Parking
- Village Location
- Chain Free

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.

fineandcountry.comTM

