



Coursers Road

Colney Heath | Hertfordshire | AL4 0PA

£850,000

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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

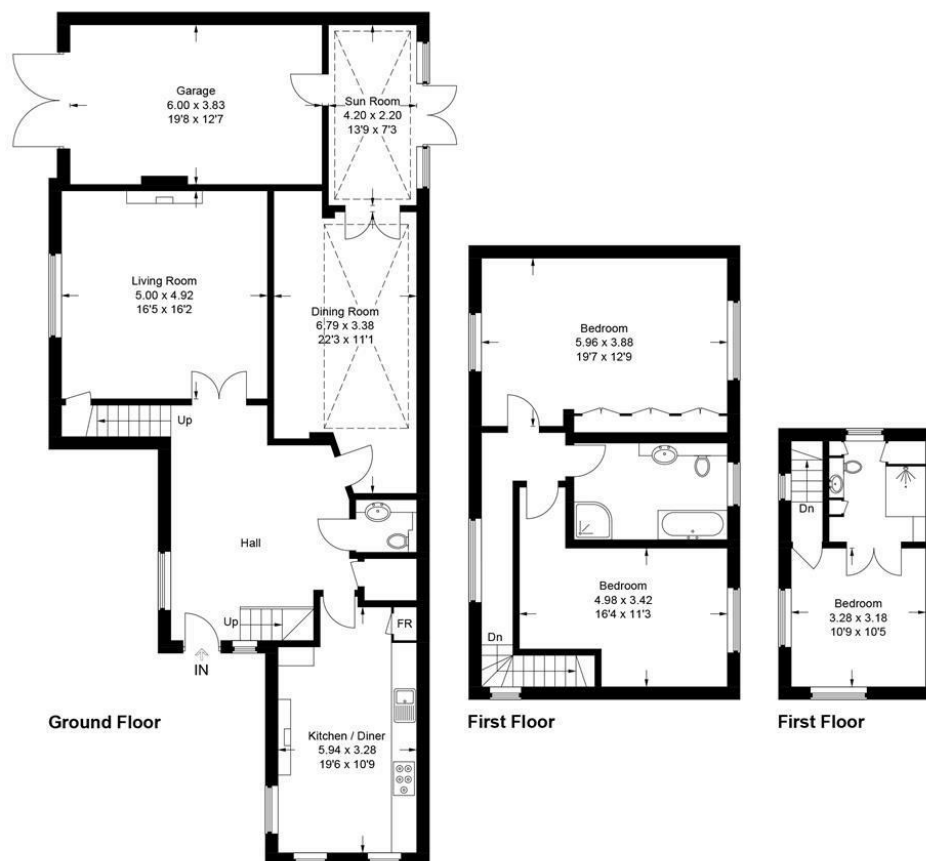
Coursers Road

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.
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- 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	

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