





# Robins Close, London Colney, St. Albans, AL2 1QT

Offers Over £500,000

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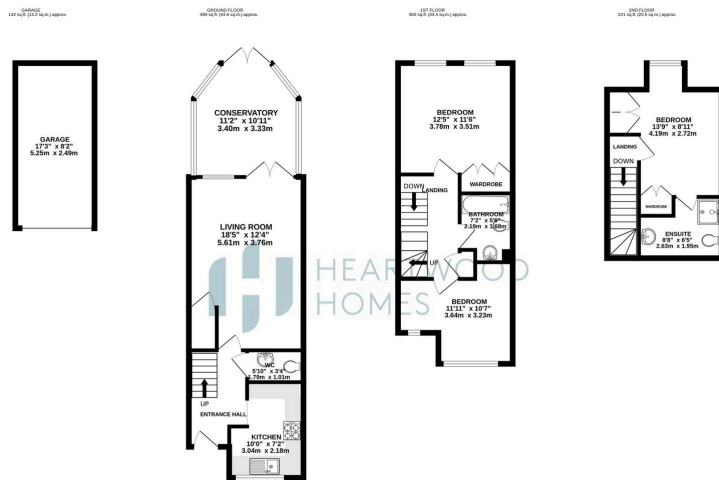
Move in ready! This lovely three-bedroom, two bathroom townhouse offers fantastic family living in a quiet, well-kept cul-de-sac just off the High Street. You'll love the convenience of being near the London Colney retail park with its great shopping options, Cotlandswick Leisure Centre, and easy access to major motorways. Plus, it's in an area with top-notch local schools and just a short drive to St Albans city centre with excellent transport links to London.

Inside, the property is arranged over three floors. The ground floor features a spacious living area, a separate fully-fitted modern kitchen, and a bright and airy conservatory that opens up to the well maintained garden. On the first floor, there are two light and airy bedrooms, an airing cupboard, and a modern family bathroom. The top floor houses a large master bedroom equipped with fitted wardrobes and an en-suite shower room.

Outside, you'll enjoy a manageable, landscaped rear garden that's perfect for entertaining. The front of the property includes a well-groomed front garden, a garage with plenty of storage space, and a parking space.

This home is move-in ready, and early viewing is highly recommended. Don't miss out on this fantastic opportunity





TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The actual layout and appearance of the property may vary from that shown herein and no guarantee as to their operability or efficiency can be given.  
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- Three well proportioned bedrooms & two bathrooms
- Quiet, well-kept cul-de-sac location just off the High Street
- Easy access to major motorways and superb transport links to London
- Bright conservatory opening to the garden
- Spacious living area and a modern kitchen
- Close to Colney Fields retail park with great shopping options and Cotlandswick Leisure Centre
- Local primary schools and a short drive to St Albans city centre
- EPC Grade C

