



HEARTWOOD
HOMES

St. Annes Road, London Colney, St. Albans, AL2 1PA

£350,000

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A lovely, spacious two-bedroom ground floor maisonette, set on the ever-popular St Annes Road in the heart of London Colney village — just on the south side of St Albans. This location is ideal for families, with highly regarded schools nearby, and a great mix of local shops and leisure options, including M&S and Sainsbury's. You've also got easy access to the motorways and you're only a short drive from the beautiful, historic St Albans City Centre.

The property itself is approached via a neat, well-kept front garden, leading into a bright and welcoming entrance hall. Inside, there's a fantastic 16' living room offering plenty of space to relax. Towards the rear, you'll find a generous kitchen/dining room with opening straight out to the garden — great for summer BBQs, entertaining friends, or simply enjoying a quiet cuppa.

There are two good-sized double bedrooms and a modern, well-presented bathroom. Outside, the rear garden is a real treat — a lovely size, nicely landscaped, and perfect for enjoying all year round. There's also a handy storage shed.

This home offers a great mix of space, location and charm — definitely worth a look.





- Spacious ground floor two-bedroom maisonette
- Located on sought-after St Annes Road, London Colney
- Easy access to highly regarded local schools
- Bright and welcoming 16' living room
- Generous kitchen/diner with direct garden access
- Two well-sized double bedrooms
- Modern and attractive bathroom
- Beautifully landscaped private rear garden
- Great location for motorway links and St Albans City Centre
- EPC Grade C

