





# Colney Heath Lane, St. Albans, AL4 0TU

£775,000

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An attractive and deceptively spacious four double bedroom, three bathroom semi-detached home set in a popular residential area to the east of St Albans, perfectly positioned for families with excellent schools, transport links, and open green spaces nearby.

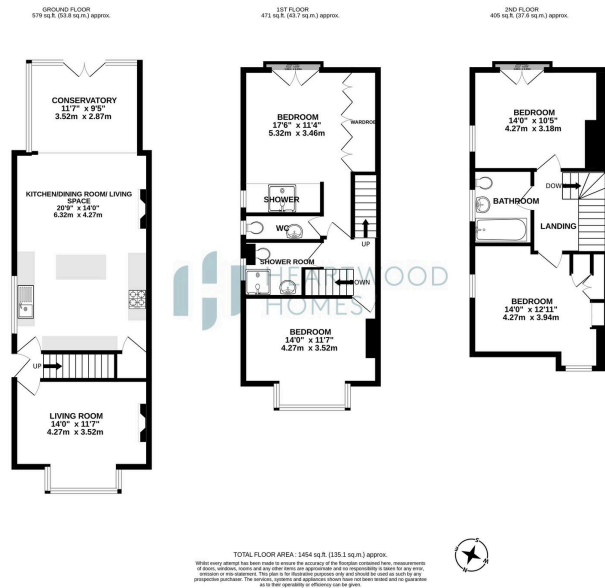
The property is entered via a welcoming hallway that leads to a stylish bay-fronted lounge with feature fireplace. To the rear, the heart of the home is the bright and airy open-plan kitchen/dining/family room, complete with modern fitted kitchen, sociable island with breakfast bar, and a mix of integrated and freestanding appliances. This wonderful space flows into a part-brick conservatory with double doors opening directly onto the south-facing rear garden.

On the first floor, the principal bedroom boasts fitted wardrobes and a sleek en-suite with walk-in shower, WC, and basin. A further bay-fronted double bedroom and an additional shower room are also on this floor. The top floor offers two more generous double bedrooms, including one with a Juliette balcony overlooking the garden, as well as a modern family bathroom with bath, WC, and basin.

Externally, the property enjoys a block-paved driveway to the front providing off-street parking for two cars, while side access leads to a sunny, south-facing rear garden. The garden itself features a patio area, lawn, mature borders, and a useful storage shed.

Colney Heath Lane is ideally located within walking distance of the leafy Alban Way and is well-served by local amenities, excellent road links (M25 & A1M), and sought-after schools, including the Ofsted Outstanding Beaumont and Nicholas Breakspear.





- Attractive and deceptively spacious four double bedroom, three bathroom
- Well designed front hall leading to a bay-fronted lounge with feature fireplace
- Part-brick conservatory with double doors opening onto the south-facing garden
- Three further generous double bedrooms, one with a Juliette balcony with garden
- South-facing rear garden with patio, lawn, mature borders, and garden shed
- Popular residential area to the east of St Albans, ideal for families
- Stunning open-plan kitchen/dining/family room with sociable island and breakfast bar
- Principal bedroom with fitted wardrobes and sleek en-suite shower room
- Stylish modern family bathroom and additional shower room
- Block-paved driveway for two cars, excellent local schools and great transport links (M25, A1M & mainline station)

