



Tollgate Road, Colney Heath, St. Albans, AL4 0PY

£850,000

3 2 2



An attractive detached family home that's been thoughtfully extended and sits on a fantastic plot with lovely open views over farmland. It's tucked away in the charming village of Colney Heath on the edge of St Albans, giving you a peaceful setting while still being close to local shops, a friendly village pub, and a well regarded primary school. You've also got scenic riverside walks and easy access to Colney Heath Common right on your doorstep.

For a wider choice of shopping and leisure, St Albans is just a short drive away with everything from big name stores to independent favourites. Commuters will find the location very handy too, with Junction 22 of the M25 close by and quick routes into London via St Albans or Welham Green station.

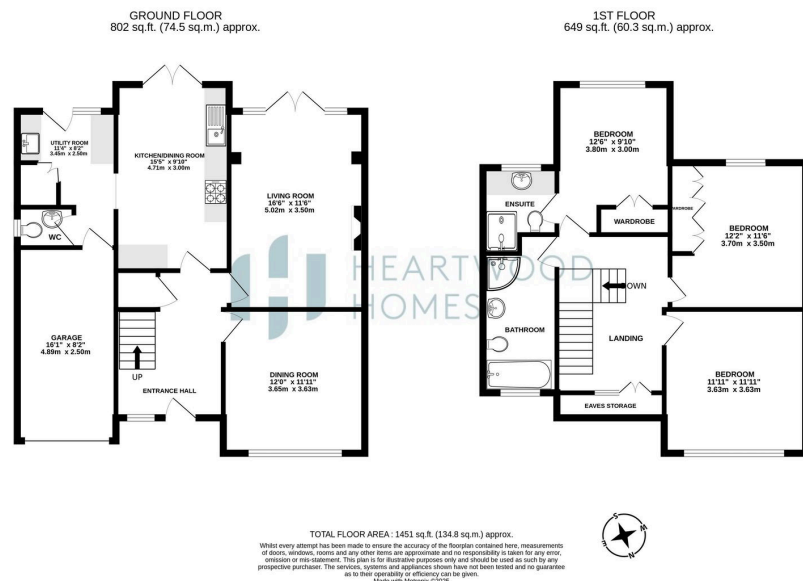
Inside, the property has been updated with care, keeping its character while feeling fresh and modern. The entrance hall leads through to the main living spaces. At the front there's a generous dining room, while the rear of the house opens up into a bright living room and a contemporary kitchen dining space. Both rooms have double doors that lead straight out to the garden, ideal for everyday living and relaxed entertaining. There's also a useful utility room with access to the garage and garden, plus a ground floor W.C.

Upstairs, the main bedroom sits at the back of the house with beautiful countryside views and its own stylish en suite. Two further good size double bedrooms and a modern family bathroom complete the first floor.

Outside, the large driveway offers plenty of parking and leads to the integral garage for extra storage. The rear garden is a real standout feature, stretching over 210 feet with mature trees, tidy borders and a wide lawn. Two spacious sheds sit towards the end of the garden, great for storage or potential for a home office. Beyond the boundary, open fields provide a peaceful and picturesque backdrop.

A wonderful home in a lovely setting. Get in touch to arrange your viewing.





- Detached family home in the charming village of Colney Heath
- Bright living room with double doors to the garden
- Three spacious double bedrooms, including a main with en suite
- Driveway providing ample parking plus integral garage
- Close to local shops, pub, riverside walks, and excellent transport links
- Stunning open countryside views from the rear
- Contemporary kitchen dining room, perfect for family life
- Modern family bathroom upstairs
- Large rear garden over 210ft with mature trees and lawn
- EPC Grade C

