



HEARTWOOD  
HOMES

# Manor Road, London Colney, AL2 1PW

£550,000

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Set along a popular residential road in the heart of London Colney, this well-maintained three double bedroom home offers generous living space and plenty of potential for a new owner to make it their own.

The property has been clearly cared for over the years and is presented in clean, tidy and very solid condition throughout. The accommodation is well balanced, with spacious rooms that are ideal for families, first-time buyers or those looking to update and personalise at their own pace.

All three bedrooms are genuine doubles, providing excellent flexibility for family living, guests or home working. The living areas are comfortable and welcoming, offering a great sense of space and natural light, while the kitchen and bathroom are functional and well looked after, ready to be modernised if desired.

To the rear, the property benefits from a sunny aspect garden, providing an ideal space for outdoor dining, gardening or simply enjoying the warmer months. The garden further enhances the sense of potential and complements the generous internal accommodation. A useful garden workshop completes the outside space. To the front is pretty enclosed front garden.

Externally, the home enjoys a pleasant setting within easy reach of local shops, schools and amenities, as well as good transport links for commuting and access to surrounding areas.

Overall, this is a fantastic opportunity to purchase a well-cared-for home in a sought-after location, offering space, longevity and clear scope to update and add value over time.

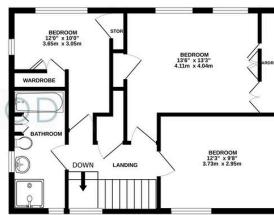
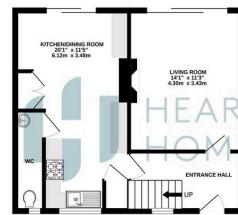


123 sq.m. (13.2 sq.m.) approx.

GROUND FLOOR

448 sq.m. (41.4 sq.m.) approx.

545 sq.m. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metrixpix 2020.



- Well-maintained three double bedroom family home
- Popular residential location on Manor Road, London Colney
- Clearly cared for over the years and presented in solid condition throughout
- Spacious and well-balanced accommodation with generous room sizes
- Sunny aspect rear garden, ideal for relaxing and outdoor entertaining
- Conveniently located close to local shops, schools and transport links
- Dated décor offering excellent scope to modernise and add value
- Bright and welcoming living areas with good natural light
- Functional kitchen and bathroom, ready for updating if desired
- EPC to follow

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current Potential

F G

**Awaiting EPC**