



## 23 Collyer Road London Colney, St. Albans, AL2 1PD

Unique, expansive and a one of a kind opportunity to purchase not only a wonderful five bedroom period residence, but also a wonderful 1300sq+ ft detached annex/studio, which offers incredible versatility for either working from home, office space or a holiday rental or air bnb.

The home itself, a stunning residence offering an array of characterful features throughout, starting with the entrance porch which sets the period tones of the home with a double-glazed Georgian style window and ceramic tiled floor, leading to an inviting entrance hall boasting a built-in storage cupboard and access to a cloakroom with w/c and corner wash basin.

The expansive lounge/diner, bathed in natural light from a large double glazed Georgian style bay window, features a beautiful style fireplace and opens into a dining area with a large sky light and sliding patio doors to the rear garden. The kitchen with maple fronted cupboards, stainless steel sink, and modern appliances, seamlessly connects to a large breakfast room with real wood veneer floor covering and a convenient study leading to a separate annex containing two further reception rooms, which also offer access to the rear garden and it's array of outbuildings.

Guide price £800,000

# 23 Collyer Road

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- Five Bedrooms
- Incredible Annex/Home Office
- Field Views
- Versatile Accommodation
- Commercial Business Opportunity
- Cul-De-Sac Location
- Open Plan Living
- Large Driveway



[Directions](#)



# Floor Plan



Total area: approx. 181.2 sq. metres (1949.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      | 75        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |