



69 HIGH STREET, COLNEY HEATH AL4 0NS

Guide Price £450,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A truly stunning two double bedroom semi detached Victorian cottage with landscaped garden backing Heath enjoying far reaching countryside views. The property has been fully modernised throughout to create a natural blend of period charm and contemporary finish. Accommodation comprises entrance porch, living room with log burner, luxury contemporary Country style kitchen with marble work tops and range cooker and beautiful fully tiled family bathroom to rear. To the first floor are two very good size bedrooms with built in storage space (plumbing for en-suite) and access to loft space. The property is approached by a walled garden with pedestrian access to side, leading to a fabulous south facing patio garden with Pergola and BBQ area with rear gate to on road parking area and open heathland and river Colne.





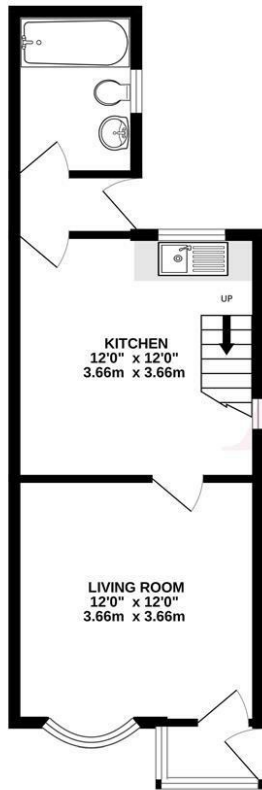
Property Features

- Fully Modernised & Refurbished Throughout
- Living Room: with Log Burner: 12'0 x 12'0
- Luxury Kitchen: 12'0 x 12'0
- Luxury Bathroom
- Village Location Backing Heath Land
- Contemporary Finish with Period Charm
- Master Bedroom: 12'0 x 12'0
- Bedroom Two: 12'0 x 9'7
- Well Balanced Accommodation
- Landscaped Garden

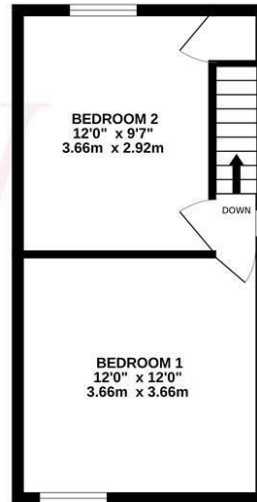
Agents Notes

The property has been fully renovated throughout and finished to an exacting standard. This includes new electrics, re plumbed throughout, re plastered and luxury fixtures & fittings throughout including high end kitchen with integrated appliances and quality tiling and sanitary ware. Situated in this picturesque village setting with village pub & shop yet a short drive from St Albans, Brookmans Park, Potters Bar and Hatfield train links to London and excellent shopping facilities.

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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