



111 TOLLGATE ROAD, COLNEY HEATH AL4 0PX

Guide Price £677,500 | Freehold

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Property Overview

A beautifully presented three bedroom semi detached family house with detached double garage and 80ft mature garden to rear. This character circa 1930's built house has been extended and modernised over the years to provide well balanced living space throughout with further potential to extend (subject to usual planning consent). Accommodation comprises entrance hall, spacious living room with log burner, dining room, study, good size modern fitted fully integrated kitchen/diner and ground floor shower room/cloak. To the first floor are three bedrooms with plenty of built in wardrobes served by a luxury four piece family bathroom with roll top bath and underfloor heating. The property enjoys good frontage in a private road with driveway with plenty of parking with double detached garage to side. To the rear are beautiful mature gardens with patio and extensive lawn with further raised seating area to rear.



Property Features

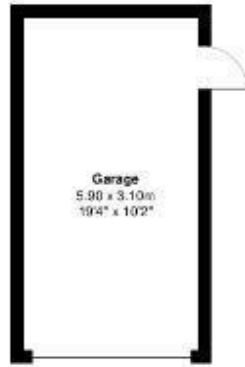
- Living Room: 17'1 x 10'4
- Kitchen/Breakfast Room: 12'5 x 11'0
- Dining Room: 12'3 x 9'11
- Study: 10'8 x 9'1
- Ground Floor Shower/Cloakroom
- Bedroom One: 14'4 x 9'11
- Bedroom Two: 10'2 x 9'8
- Bedroom Three: 9'8 x 6'5
- Family Bathroom
- 80ft Garden with Double Garage

Agents Notes

Situated on a private road on the periphery of the village, the property offers a wealth of charm and character with further potential to extend (subject to usual planning consent). The property enjoys good frontage and beautiful gardens to rear extending to 80ft with detached double garage and far reaching views across open countryside. Features also include solar panels which provide a quarterly income. The vendors have also found with completed chain. Sole agent. Viewings by arrangement.

Tollgate Road, Colney Heath, St Albans, AL4 0PX

Garage
Approx 18 sq. metres



Ground floor
Main area: approx. 64.5 sq. metres



First floor
Approx 41.9 sq. metres



All measurements are approximate and for display purposes only
Total Area: 125.0 m² ... 1346 ft²



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