



HAWKSGROVE
ESTATES

LETTINGS · SALES · MANAGEMENT · CONSTRUCTION

01707 876141/07590 370731

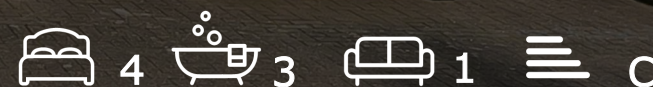
hello@hawksgrovestates.com

www.hawksgrovestates.com

[@hawksgrovestates](https://www.instagram.com/hawksgrovestates)



31 Beningfield Drive
London Colney, St. Albans, AL2 1UX
£749,950



31 Beningfield Drive, London Colney, St. Albans, AL2 1UX

We are delighted to present this beautifully designed 4 bedroom 3 bathroom townhouse, offering well-balanced accommodation across three spacious floors within the sought-after Napsbury Park development.

The ground floor welcomes you with a bright and airy entrance hallway, leading to a recently refurbished kitchen/dining room. This space seamlessly connects to a charming garden, perfect for outdoor relaxation. Additionally, there is a downstairs cloakroom, a toilet, and a versatile reception room, currently serving as a home office. The property is over 1600 sq ft.

On the first floor, a bright and spacious reception room takes centre stage, bathed in natural light from French doors that open onto an inviting balcony. This level also features the master bedroom, complete with elegant floor-to-ceiling wardrobes and a luxurious en suite shower room, offering both comfort and sophistication.

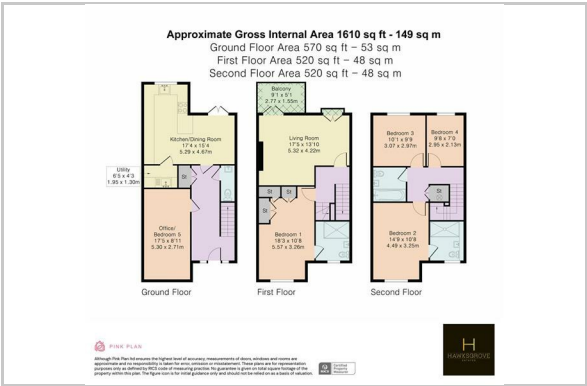
The second floor comprises three generously sized double bedrooms, each offering flexibility to suit your lifestyle needs. A thoughtfully appointed family bathroom completes this level, blending modern functionality with a touch of elegance.



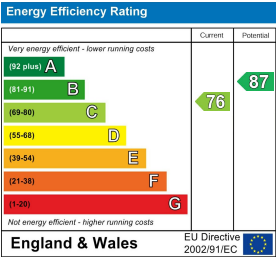
Area Map



Floor Plan



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

5 orchard close cuffley, potters bar, EN6 4QD
Tel: 01707876141 Email: john@hawksgroveestates.com