



Roestock Lane, Colney Heath – AL4 0PR

GUIDE PRICE £700,000 – £725,000 Freehold

DETACHED HOUSE • FIVE BEDROOMS • THREE BATHROOMS • LIVING ROOM WITH BI-FOLD DOORS • KITCHEN WITH UTILITY ROOM • STUDY & GYM • SAUNA • FURTHER POTENTIAL TO EXTEND • FREEHOLD • EPC RATING – D

KINGS
SALES LETTINGS MANAGEMENT

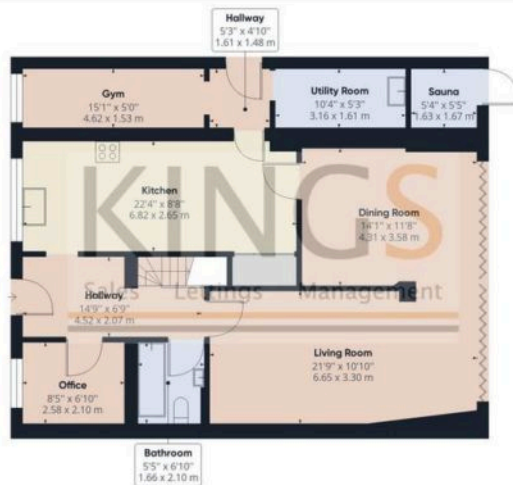


Situated in the sought after village of Colney Heath near to many local amenities, schools, shops and well connected transport links is this well presented five bedroom detached residence. The ground floor comprises an inviting entrance hall, spacious U-shape reception room with living and dining areas and full width bi-folding doors making an excellent entertaining space, modern kitchen with breakfast bar and Range cooker, home office, three-piece bathroom suite, utility room and another versatile room currently used as a home gym but could also be used as an additional home office or playroom. The first floor features a master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms, a fifth smaller double/large single bedroom and a family bathroom. This freehold property further benefits from a well maintained rear garden with lawn and decked areas, sauna, driveway to the front, recently installed boiler and it is also worth noting the ground floor rear extension could support the build of a second storey.



Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: D
EPC Environmental Impact Rating: E





Ground Floor



Floor 1

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Sales Lettings Management

Approximate total area⁽¹⁾
1674.34 ft²
155.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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