



Connells

Colney Manor, Bullens Green Lane
Colney Heath St. Albans

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Colney Heath St. Albans AL4 0QR

for sale
£825,000



Property Description

Step into the house to find a hallway which leads to the living room, study, a guest cloakroom and a beautiful open plan kitchen/dining area featuring two patio doors opening onto the garden, perfect for BBQs and keeping an eye on the children throughout the summer months.

The first floor features the main bedroom, which spans the length of the home and is complete with an en suite shower room, whilst up on the second floor you'll find an additional two bedrooms which would be perfectly utilised as either a second living space, a snug for the children, or even a home gym!



Room Dimensions

Ground Floor

Kitchen Diner - 7.89m × 3.13m 25' , 11" × 10' 3"
Lounge - 3.15m × 4.63m , 10' 4" × 15' 2"
Study - 2.52m × 2.19m , 8' 3" × 7' 2"

First Floor

Bedroom 1 - 3.15m × 5.71m , 10' 4" × 18' 9"
Bedroom 4 - 2.51m × 3.93m , 8' 3" × 12' 11"
Bedroom 5 - 2.31m × 3.19m , 7' 7" × 1

Second Floor

Bedroom 2 - 3.20m × 3.25m , 10' 6" × 10' 8"
Bedroom 3 - 3.20m × 3.25m , 10' 6" × 10' 8"

Development Information

Colney Manor is a brand new development in a charming Hertfordshire village.

Featuring 100 stunning new homes with 3, 4 and 5 bedroom properties available for sale, Colney Manor will suit a variety of buyer needs. Also on offer are 10 self build plots, prices available on application.

Built to the latest specification, the development has been designed with modern living in mind, whilst still being sympathetic to the surroundings. Each home has triple glazing and PV solar panels fitted as standard, giving you peace of mind for the future.

Situated in the village of Colney Heath, future residents of the development will benefit from the close proximity to historic St Albans and Hatfield for quick access to London and various local amenities.









To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating:
 Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/STA316244



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