



**Connells**

Colney Manor, Bullens Green Lane  
Colney Heath St. Albans



Colney Manor, Bullens Green Lane  
Colney Heath St. Albans AL4 0QR

for sale  
**£575,000**



### Property Description

This stunning 3-bedroom home is ideal for families as it provides different zones downstairs for older kids as well as a sociable eating space for round-the-table mealtimes. The hallway includes full-height storage, giving you additional storage for those everyday items.

The self-contained living room at the front of the home is perfect for quiet cosy nights in.. Overlooking the garden, the open plan kitchen/diner gives you a full view of the kids playing outside while you're cooking or working at the dining table. Upstairs has two good-sized bedrooms, with the main bedroom having an en-suite shower room. Bedroom 2 and 3 share a bright windowed bathroom.



## Room Dimensions

### Ground Floor

Kitchen Diner - 2.75m x 5.40m , 9' 0" x 17' 9"

Lounge - 3.81m x 3.30m , 12' 6" x 10' 10"

### First Floor

Bedroom 1 - 3.18m x 2.80m , 10' 5" x 9' 2"

Bedroom 2 - 3.30m x 3.12m , 10' 10" x 10' 3"

Bedroom 3 - 2.96m x 2.52m , 9' 9" x 8' 3"

## Development Information

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

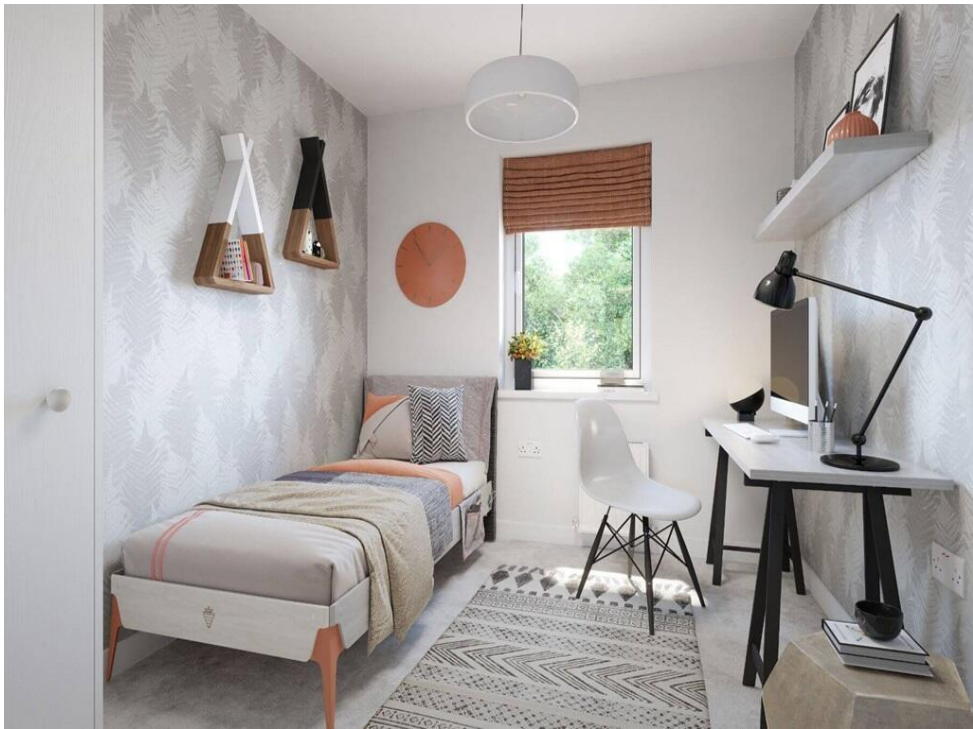
Featuring 100 stunning new homes with 3-, 4- and 5-bedroom properties available for sale, Colney Manor will suit a variety of buyer needs. Also on offer are 10 self-build plots, prices available on application.

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.

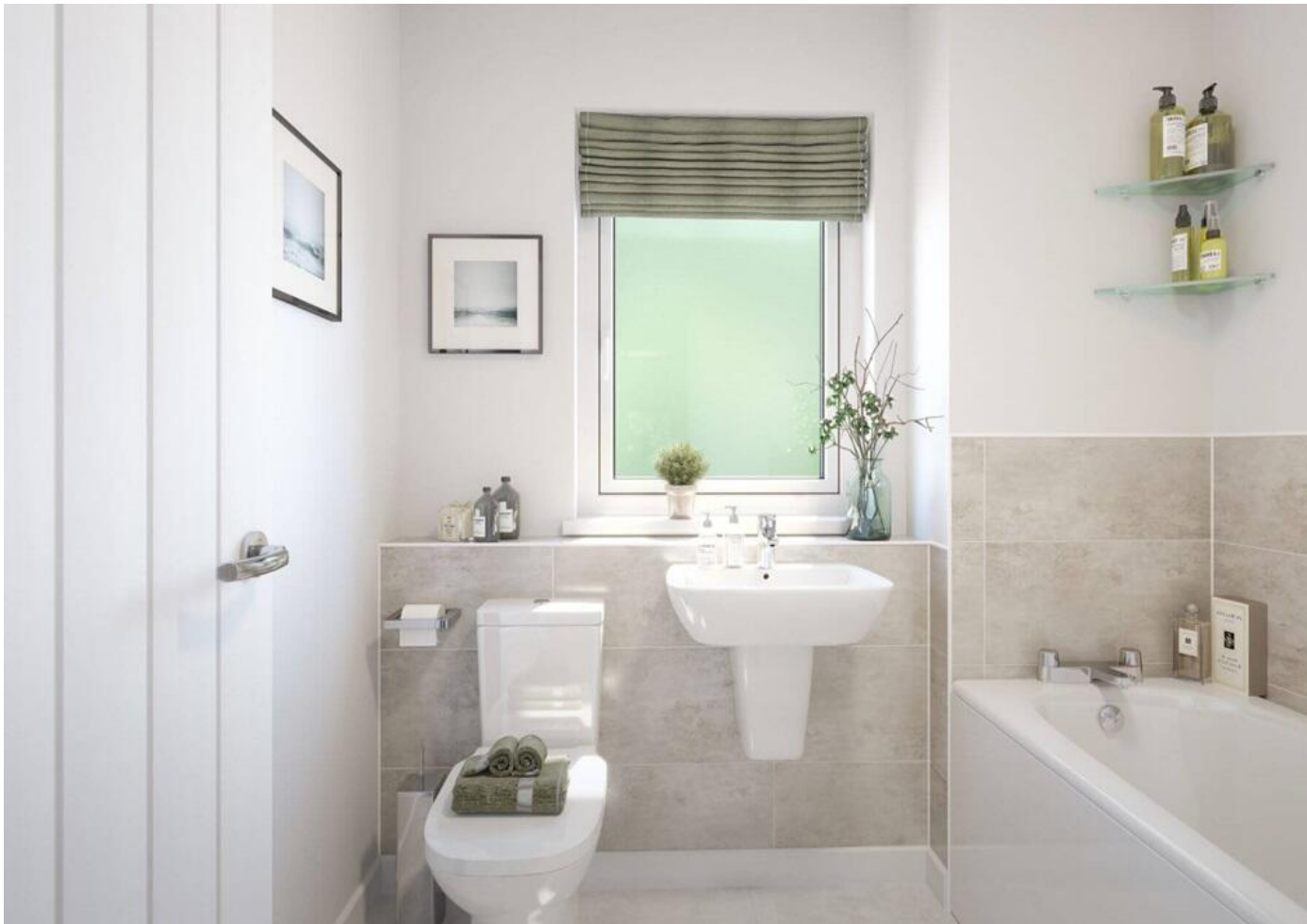












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EPC Rating:  
 Exempt

Tenure: Freehold

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