



Connells

Morris Way
London Colney St. Albans

Morris Way
London Colney St. Albans AL2 1JN

for sale offers in excess of
£525,000



Property Description

An exciting opportunity to acquire this three-bedroom semi detached home that provides excellent scope for modernisation and extension, subject to the relevant planning consents.

Situated on the sought-after Morris Way in London Colney, this family home currently comprises of an entrance hallway, 22' siting/dining room, 17' kitchen/breakfast room, family bathroom, two double bedrooms and a third single.

To the outside, the property benefits from mature front and rear gardens, plus driveway parking for two vehicles and a garage. Please call Connells, St Albans on 01727 856781 to speak to one of our Sales Team and arrange a viewing appointment.

Sitting Room/Dining Room

22' 10" max x 11' 4" max (6.96m max x 3.45m max)

Double glazed window to front aspect, fireplace with birch surround and wooden mantel. Sliding doors leading to kitchen/breakfast room

Kitchen/Breakfast Room

17' 3" max x 8' 8" max (5.26m max x 2.64m max)

Double glazed windows to rear aspect, UPVC door with double glazed inserts side aspect, wall and base mounted units and a Stainless-steel sink with mixer taps.

Bathroom

Double glazed window to side aspect, panelled bath with mixer taps. Shower over bath and pedestal basin, low level WC and tiled walls.

Bedroom One

12' max x 11' 6" max (3.66m max x 3.51m max)

Double glazed window to front aspect, radiator.

Bedroom Two

12' 8" max x 9' 2" max (3.86m max x 2.79m max)

Double glazed window to rear aspect, radiator.

Bedroom Three

9' 9" max x 7' 10" max (2.97m max x 2.39m max)

Double glazed window to rear aspect, radiator.

Garage

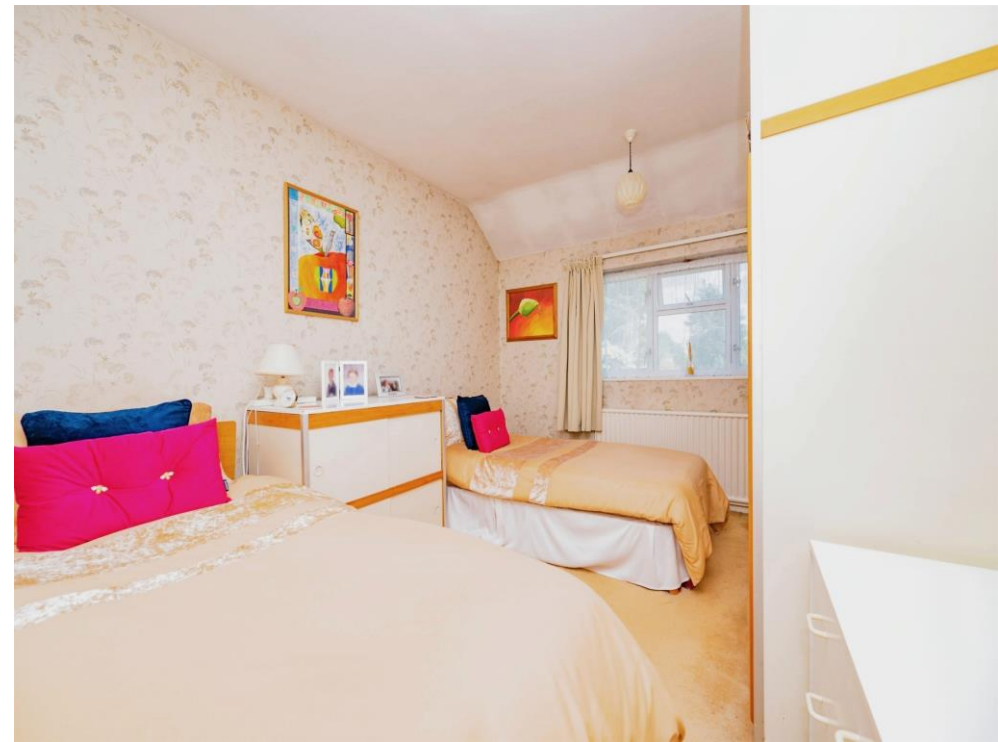
Metal up and over door, window to side aspect and power and light.

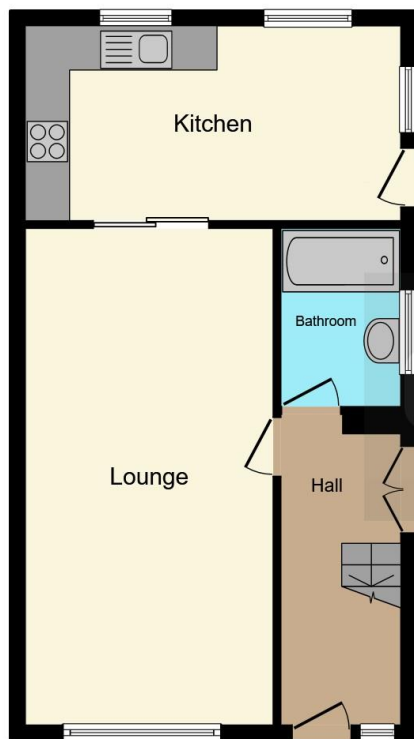
Garden

Mature front and rear garden with an abundance of flowers, trees and shrubs.

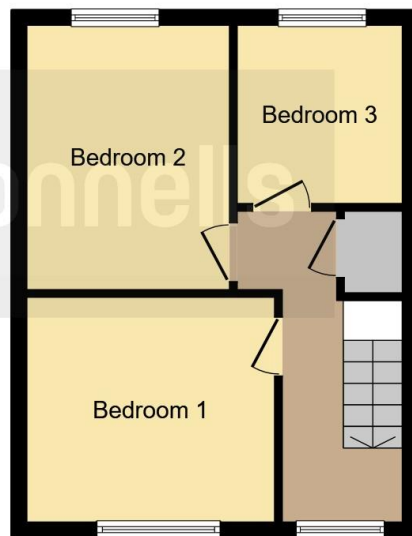
Parking

Driveway parking for up to two vehicles

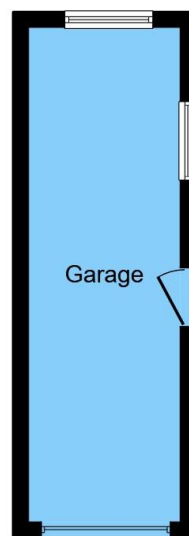




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: D

view this property online connells.co.uk/Property/STA316634



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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