



Connells

Hardwicke Place
London Colney ST. ALBANS

Hardwicke Place London Colney ST. ALBANS AL2 1PX

for sale Offers in Excess of
£450,000



Property Description

Welcome to this charming staggered mid-terrace property, perfectly situated for families and professionals alike. With ample potential for extension, this home offers three well-appointed bedrooms, a built-in wardrobe in the main and two of which are generous doubles, while the third is a good-sized single, making it ideal for children, guests, or a home office.

Step inside to discover an expansive dual aspect open-plan living diner, where natural light floods the space. The inviting area includes convenient under-stair storage and sliding doors that lead directly to the rear, seamlessly connecting the indoor and outdoor spaces. The well-designed kitchen provides an abundance of storage and easy access to the private rear garden, ensuring that entertaining family and friends is a breeze.

You'll appreciate the beautifully renovated family bathroom, designed with modern fixtures and finishes that add a touch of elegance. Step outside into your private rear garden with rear access, an ideal spot for enjoying warm summer days or hosting barbecues. This property also boasts a garage and off-road parking that comfortably accommodates two to three vehicles, a rarity in many homes today.

Location is key, and this home doesn't disappoint. It is conveniently situated within close proximity to Colney Fields Shopping Park, offering a variety of shops and amenities. Excellent transport links, including the M25 and M1, ensure that commuting to London and beyond is effortless.

Entrance Hall

6' 4" max x 3' 4" max (1.93m max x 1.02m max)

Lounge

23' 9" max x 15' 9" max (7.24m max x 4.80m max)

Kitchen

8' 6" max x 7' 9" max (2.59m max x 2.36m max)

Bedroom One

12' 9" max x 9' 3" max (3.89m max x 2.82m max)

Bedroom Two

10' 8" max x 9' 3" max (3.25m max x 2.82m max)

Bedroom Three

9' 6" max x 6' 4" max (2.90m max x 1.93m max)

Bathroom

7' 4" max x 5' 4" max (2.24m max x 1.63m max)

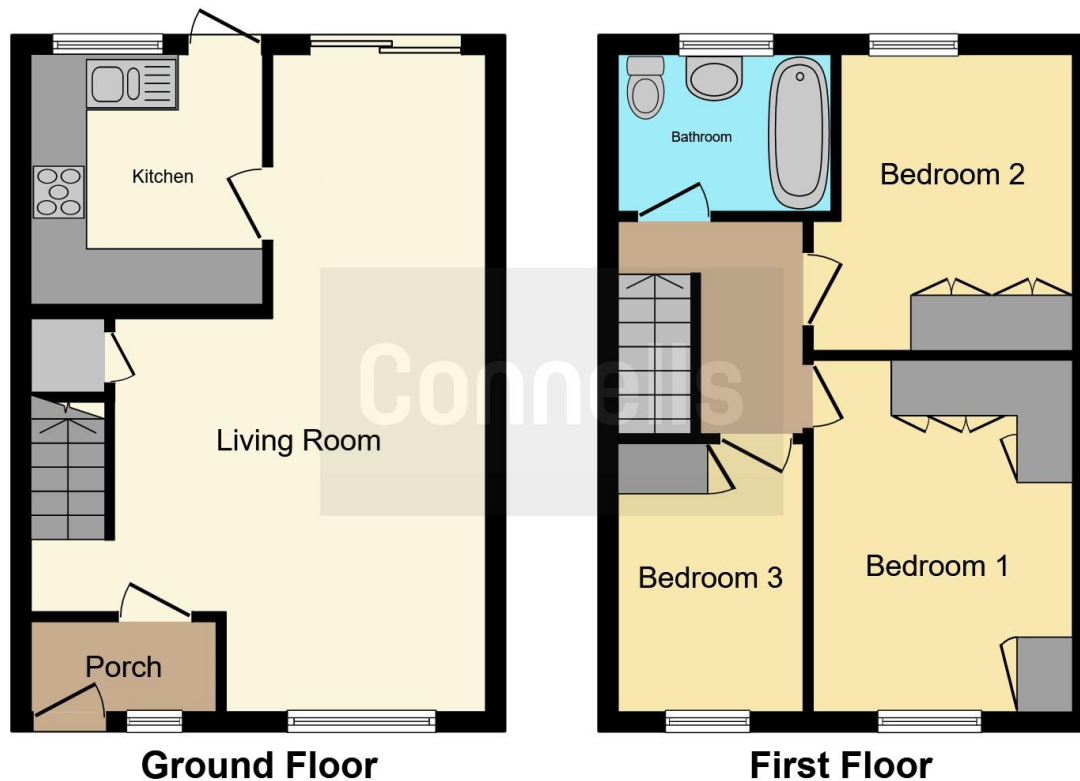
Garden

Patio, rear access to garage

Parking

Garage, Off road





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

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EPC Rating: Awaited

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Tenure: Freehold



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