



Connells

Collyer Road  
London Colney St. Albans





### Property Description

A beautifully presented three-bedroom family home, situated in this quiet cul-de-sac in London Colney and benefiting from a large rear garden, along with driveway parking for two cars. Marketed with No Upward Chain, the ground floor comprises of an entrance hallway leading to a brand-new kitchen, bright and airy living room and WC. Upstairs are three well-proportioned double bedrooms and a family bathroom. The master bedroom is also served by an en-suite for added convenience.

The property benefits from brand new electrics, heating, plumbing, boiler and radiators. Externally the property benefits from a large rear garden and parking for up to two cars. London Colney is located to the southeast of the city and enjoys a range of local pubs and restaurants and is within easy reach of the Colney Fields retail park. St Albans city centre and the mainline station with trains into London St Pancras is only a short drive away.

This beautiful home is in the catchment area for some fantastic schools such as St Bernadette Primary School, Bowmans green Primary School and being located near the Broad Colney Lakes Nature Reserve. Viewing comes highly recommended - please call the branch for further information or to schedule an appointment.



## Living Room

28' 2" 8.59m x 10' 5" 3.17m (8.59m 8.59m x 3.17m 3.17m)

## Kitchen

11' 7" 3.53m x 6' 3" 1.91m (3.53m 3.53m x 1.91m 1.91m)

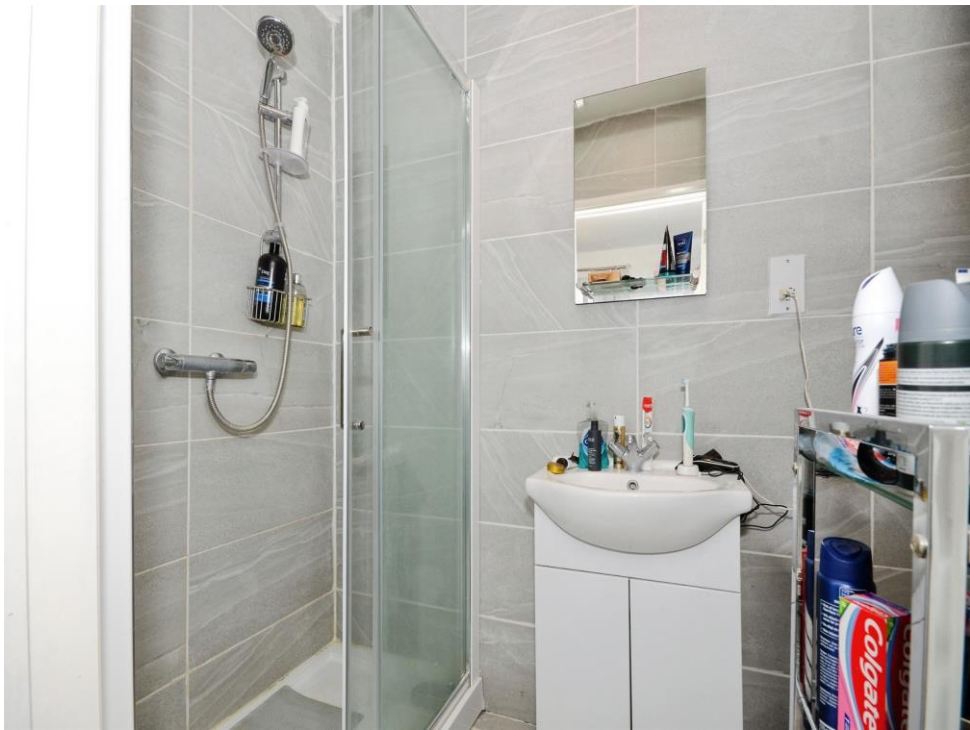
## Master Bedroom

15' 2" 4.62m x 10' 2" 3.10m (4.62m 4.62m x 3.10m 3.10m)

## Bedroom Two

15' 6" 4.72m x 15' 1" 4.60m (4.72m 4.72m x 4.60m 4.60m)

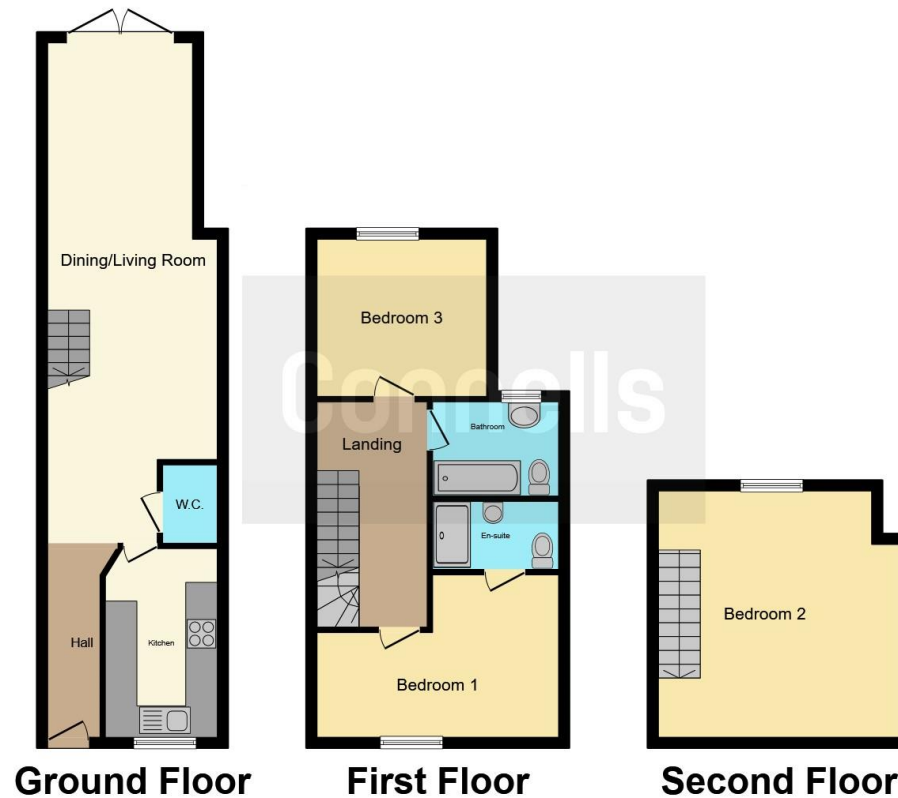












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: Awaited**

Tenure: Freehold

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