



Connells

Colney Manor, Bullens Green Lane
Colney Heath St. Albans

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

for sale
£825,000



Property Description

Plot 100 | The Rightford | Colney Manor

This 4-bedroom home has time for you to tailor the options throughout to your personal preference.

The Rightford has everything you need to work from home and enjoy family living all under one roof. The dedicated study is situated away from the hustle and bustle of the rest of the house, letting you work in peace. The heart of the home is the large kitchen/dining area, with two sets of double doors, one leading to the living room and the other to the garden, letting you keep an eye on the kids - indoors or out - while you're busy multitasking. There is also a handy utility room off the kitchen. The spacious living room has a large window, keeping it bright and airy in the daytime. Three of the bedrooms are doubles, allowing plenty of space for the whole family. The single bedroom could be an ideal space for a home gym or nursery.

Tenure: Freehold

Estate management fee: £324.40

Council Tax Band: TBC - Council Tax Band will be confirmed by the local authority on completion of the property.

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.

Ground Floor

Kitchen Diner - 3.31m x 8.33m , 10' 10" x 27' 4"

Lounge - 4.19m x 3.19m , 13' 9" x 10' 6"

Study - 2.15m x 2.81m , 7' 1" x 9' 3"

First Floor

Bedroom 1 - 3.26m x 3.06m , 10' 9" x 10' 1"

Bedroom 2 - 3.40m x 3.19m , 11' 2" x 10' 6"

Bedroom 3 - 3.52m x 2.94m , 11' 6" x 9' 8"

Bedroom 4 - 2.20m x 3.06m , 7' 3" x 10' 1"

Disclaimer

These particulars are compiled with care to give a fair description, but we cannot guarantee their accuracy and they do not

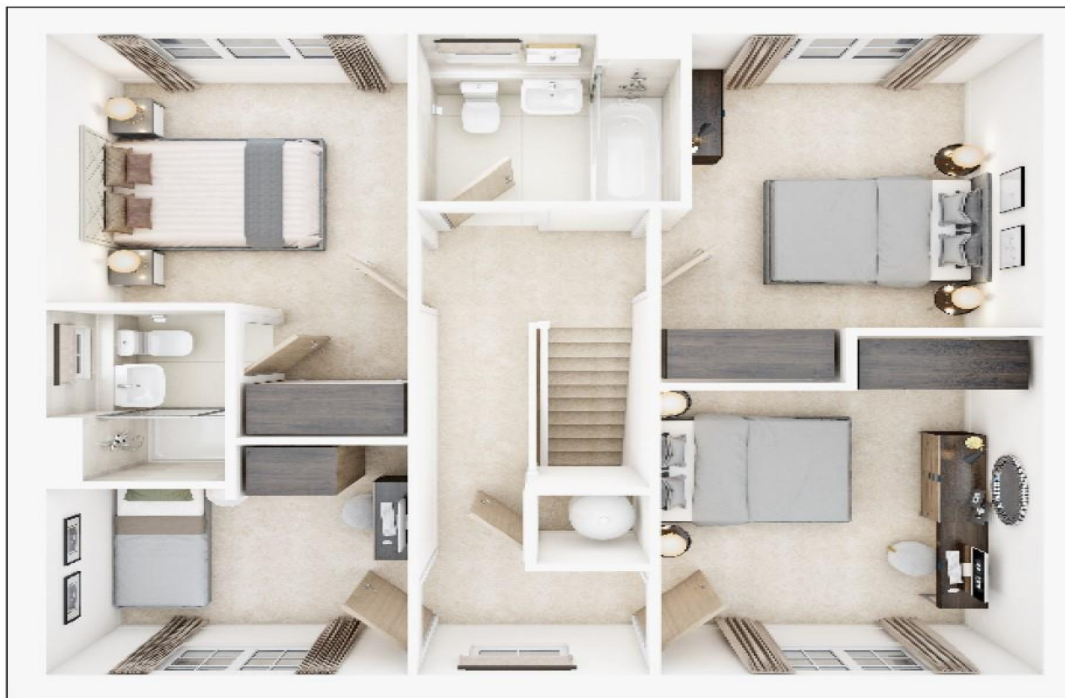
constitute an offer or contract.

The specification is the anticipated specification but may be subject to change as necessary and without notice. The developer reserves the right to change specifications, designs, floor plans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.









To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: Exempt

Tenure: Freehold

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