



**Connells**

Seaton Road  
London Colney St. Albans



### Property Description

The location combines convenience with community. Families will value proximity to London Colney Primary & Nursery School and Bowmansgreen Primary School (both rated Good), with Beaumont School and other excellent secondary options nearby.

Commuters enjoy easy transport links - the 602 bus runs every 30 minutes to St Albans in around 12-14 minutes, while the 84 bus connects London Colney with Potters Bar. St Albans City Station offers direct trains to London in just over 20 minutes.

For shopping and leisure, Colney Fields Retail Park is moments away, home to M&S, NEXT, and Boots, with regular bus services (84, 602, 357) nearby.

Combining classic charm with modern comfort and superb connections, this cottage offers the perfect balance of peaceful village living and everyday practicality - ideal for professionals, families, or downsizers alike.

**Lounge**

10' 2" x 10' 8" ( 3.10m x 3.25m )

**Dining Room**

12' 5" x 10' 8" ( 3.78m x 3.25m )

**Kitchen**

11' 2" x 6' 6" ( 3.40m x 1.98m )

**Bedroom One**

10' 2" x 10' 8" ( 3.10m x 3.25m )

**Bedroom Two**

10' 5" x 8' 2" ( 3.17m x 2.49m )

**Bathroom**

11' 2" x 6' 6" ( 3.40m x 1.98m )









**Ground Floor**

**First Floor**

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)

To view this property please contact Connells on

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38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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