



**Connells**

High Street  
Colney Heath St. Albans



### Property Description

A fantastic opportunity to acquire a three bedroom semi-detached house which requires full internal refurbishment and is located in the semi-rural location of Colney Heath. Living accommodation comprises of an entrance hall, living room open to the dining room and kitchen on the ground floor. On the first floor are two double bedrooms and a good sized third bedroom, and a family bathroom. Outside is a rear garden with access to parking for one vehicle which is in front of the garage. Colney Heath is a popular village surrounded by beautiful countryside and with the added convenience of local shops and a highly rated primary school. It has close links to St Albans City and excellent access to the M25 & M1 motorway network.

### Entrance Hall

#### Lounge

15' 7" max x 15' max ( 4.75m max x 4.57m max )  
Bay window to front aspect, coving to ceiling, gas fireplace, radiator and carpet.

#### Kitchen

15' 7" max x 8' 8" ( 4.75m max x 2.64m )  
Fitted kitchen with a range of wall and base units, sink and drainer, electric hob and oven, space for washing machine, tiled flooring, patio door and window to rear aspect.

#### Bedroom One

11' 9" max x 15' 6" max ( 3.58m max x 4.72m max )  
Two windows to front aspect, carpet, radiator and coving to ceiling.

#### Bedroom Two

11' 1" x 8' 2" ( 3.38m x 2.49m )  
Window to front aspect, radiator and carpet.

#### Bedroom Three

9' 11" max x 10' 2" max ( 3.02m max x 3.10m max )  
Window to rear aspect, radiator, airing

cupboard and carpet.

### Bathroom

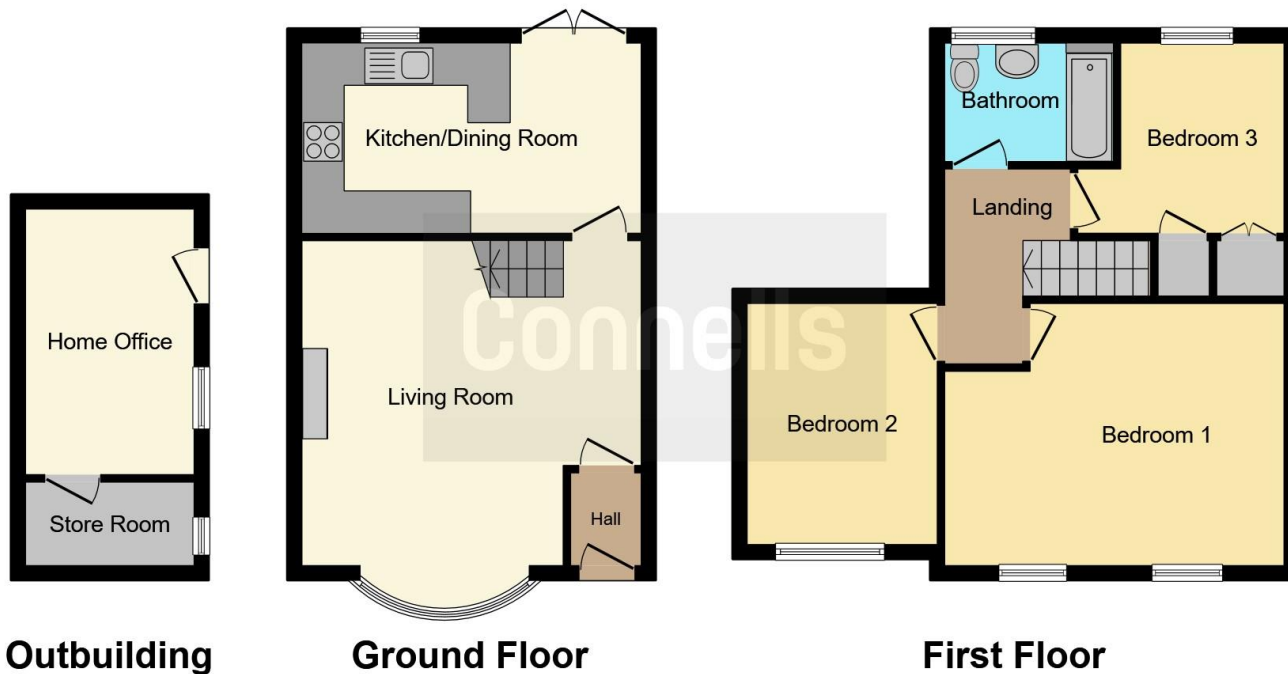
Window to rear aspect, bath with shower, wc, sink, carpet and radiator.

### Exterior

#### Rear Garden

Mainly laid to lawn, patio area, access to garage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/MWK305028](http://connells.co.uk/Property/MWK305028)**



Tenure: Freehold



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