



**Connells**  
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**FOR SALE**

24&25VIC  
CAP 42

**Connells**

Coursers Road  
Colney Heath St. Albans



### Property Description

This beautiful period two double bedroom character cottage which comprises on the ground floor of a quaint entrance porch with dual aspect doors to the front and rear and an internal door leading to the main hallway, then off the hallway is the lounge, kitchen/diner which offers lots of natural light with windows to the side and rear and overlooking the courtyard garden and family bathroom. Then on the first floor there are two double bedrooms and access to the loft from the landing. Externally there is a driveway for two cars to the front and a pretty enclosed courtyard garden to the rear.

The property is situated within the sought after picturesque village of Colney Heath to the south east side of St Albans and is surrounded by beautiful countryside but with the convenience of local shops, a highly rated primary school and the convenience of excellent access to the M25 & M1 motorway network. St Albans City Centre is less than 4 miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

### Entrance Porch

Doors to the front, rear and into the hall way.

### Entrance Hall

Stairs to the first floor.

### Lounge

11' max x 11' max ( 3.35m max x 3.35m max )

Two windows to the front, cupboard, fire place and engineered wood flooring floor.

### Kitchen

9' max x 12' max ( 2.74m max x 3.66m max )

Two windows to the rear and on window to the side, fitted kitchen with an array of wall and

base units, work surface, sink and drainer, tiled splash back, electric oven and hob, cooker hood, built in dishwasher, space for washing machine and fridge freezer, vinyl flooring.

### Landing

Access to the loft, radiator and carpet.

### Bedroom One

11' max x 11' max ( 3.35m max x 3.35m max )

Window to the front, radiator and laminate flooring.

### Bedroom Two

7' x 8' ( 2.13m x 2.44m )

Window to the rear, cupboard, radiator and laminate flooring.

### Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower over, extractor fan.

### Rear Garden

Courtyard garden with artificial grass area, bark and slate borders and a paved pathway, fences and wall to the borders.

### Driveway

Paved driveway for two cars.





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.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/MWK305470](https://www.connells.co.uk/Property/MWK305470)**

Tenure: Freehold



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Property Ref: MWK305470 - 0006