



Connells

Cutmore Drive
Colney Heath St. Albans



Property Description

Situated in a quiet cul-de-sac in the popular St Albans village of Colney Heath is this beautifully presented three bedroom family home that has the benefit of a good sized front driveway and private rear garden.

The accommodation includes an entrance hall, cloakroom, dual aspect living/dining room, kitchen, three bedrooms and a family bathroom. Externally there is a paved driveway to the front for several vehicles and a low maintenance private rear garden.

Colney Heath is a highly sought after village location on the outskirts of St Albans with a small variety of local shops, schools and amenities. St Albans city centre is approximately 3.5 miles away and provides a wider range of shopping and leisure facilities.

Entrance Hall

Wood flooring, understairs cupboard, radiator, storage cupboard housing a washer/dryer.

Downstairs WC

Window to front aspect, wc, wash hand basin, laminate flooring.

Lounge/Diner

23' 4" max x 12' 2" (7.11m max x 3.71m)

Double glazed window to front and rear aspect, two radiators, coving to ceiling and wood flooring.

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

Fitted kitchen with a range of wall and base units, double glazed window to front and rear aspect, electric oven and gas hob with cookerhood, integrated fridge/freezer, space for dishwasher, sink and drainer, spotlights, cupboard housing recently fitted boiler, tiled flooring and door leading to garden.

Landing

Storage cupboard and airing cupboard, loft

access.

Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

Double glazed window to front aspect, radiator, wood flooring.

Bedroom Two

10' 6" x 10' 7" (3.20m x 3.23m)

Double glazed window to rear aspect, radiator, fitted wardrobe, wood flooring.

Bedroom Three

8' 8" x 9' 7" max (2.64m x 2.92m max)

Double glazed window to front aspect, radiator and wood flooring.

Bathroom

Double glazed window to rear aspect, bath with shower, heated towel rail, wash hand basin, wc, part tiled.

Exterior

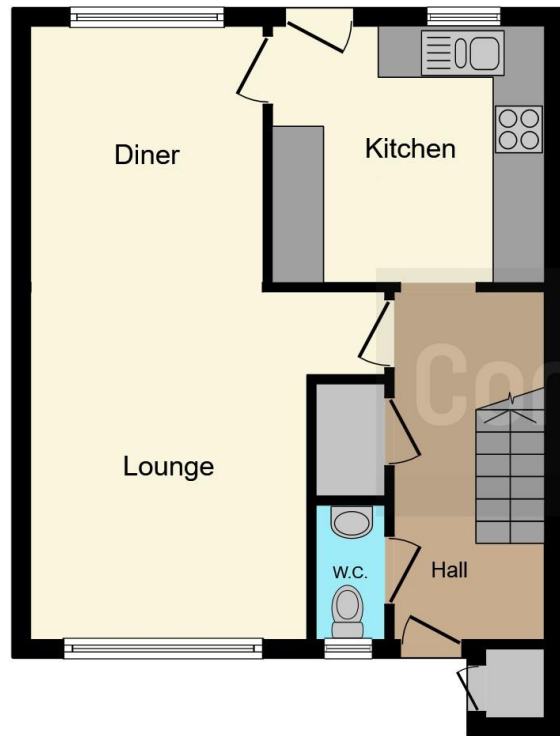
Front Garden

Block paved driveway for several vehicles.

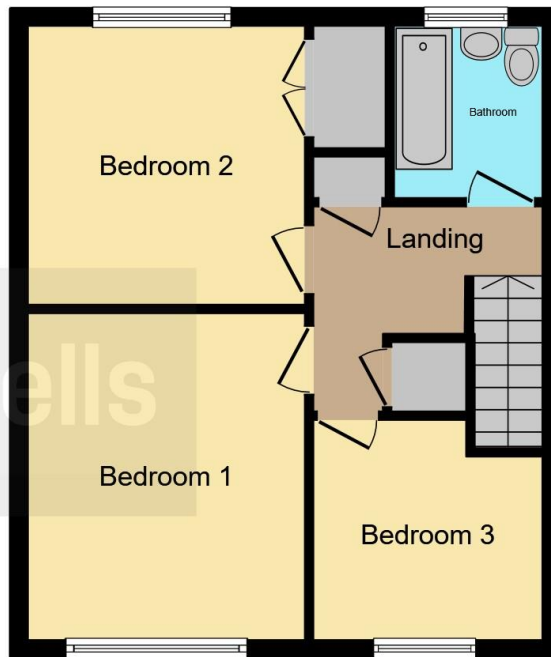
Rear Garden

Patio area, artificial grass and fenced to boundaries.





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

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Tenure: Freehold



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