



Connells

Chantry Lane
London Colney St. Albans

Chantry Lane London Colney St. Albans AL2 1JT

for sale guide price
£450,000



Property Description

This spacious three bedroom terraced family home comprising of an entrance hall leading to the kitchen, lounge, dining room, reception room with doors to the garden on the ground floor and then three bedrooms and a bathroom on the first floor. Externally there is an enclosed rear garden, garage and driveway parking for two cars.

Chantry Lane is in the heart of London Colney which has a variety of local amenities including the Colney Fields Shopping Park, several pubs, library, doctors and dentist. It is conveniently located close by to major motorway networks including the M1, M25 and A1. St Albans City Centre is a short distance away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

Entrance Hall

Coving to the ceiling, radiator and laminate flooring.

Lounge

11' 1" x 18' (3.38m x 5.49m)
Coving to the ceiling and radiator.

Dining Room

7' 1" x 9' (2.16m x 2.74m)
Window to the rear and internal window to the side, coving to the ceiling, radiator and laminate flooring.

Reception Room

7' x 9' (2.13m x 2.74m)
Sliding doors to the rear, internal window to the side, coving to the ceiling, radiator and laminate flooring.

Kitchen

6' 1" x 10' 1" (1.85m x 3.07m)
Window to the front, internal window to the back, under stairs storage, fitted kitchen with an array of wall and base units, work surface,

sink and drainer, tiled splash back, gas hob, electric oven and cooker hood, space for washing machine, tumble dryer and fridge freezer, tiled flooring,

Landing

Two cupboards and a boiler cupboard, over stairs storage cupboard, access to the loft which is part boarded, carpet.

Bedroom One

13' max x 10' (3.96m max x 3.05m)
Window to the rear, radiator and carpet.

Bedroom Two

10' 1" x 10' (3.07m x 3.05m)
Window to the front, radiator and laminate flooring, built in wardrobe.

Bedroom Three

8' x 7' 1" (2.44m x 2.16m)
Window to the rear, radiator and laminate flooring.

Bathroom

Window to the front, three piece suite comprising of wc, wash hand basin in vanity unit and bath with hand held shower, heated towel rail and lino flooring.

Garden

Laid to lawn with patio area, trees and shrubs, fences to the borders, shed.

Driveway

Driveway parking for two cars.

Garage

19' max x 8' (5.79m max x 2.44m)
Up and over door, power and light,





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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EPC Rating: D

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Tenure: Freehold



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