



Connells

Perham Way
London Colney St. Albans

Perham Way London Colney St. Albans AL2 1LB

for sale guide price
£650,000



Property Description

This spacious four bedroom detached family home arranged over three floors comprises of an entrance hall, cloakroom, lounge and kitchen/diner on the ground floor and then three bedrooms, one with en suite and a family bathroom on the first floor and then a further bedroom on the top floor. Externally there is an enclosed rear garden with an outbuilding and driveway parking to the front of the property.

Perham Way 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

Door to the front.

Cloakroom

Window to the front.

Lounge

Window to the front.

Kitchen/Diner

Window and doors to the rear.

Bedroom One

Window to the front.

En Suite

Window to the front.

Bedroom Two

Window to the rear.

Bedroom Three

Window to the rear.

Bathroom

Window to the side.

Bedroom Four

Velux windows.

Garden

Fence boarder, decking, grass and outbuilding





Total floor area 115.9 m² (1,247 sq.ft.) approx

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

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: C Council Tax
 Band: E

view this property online connells.co.uk/Property/MWK304924

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK304924 - 0009