



**Connells**

Perham Way  
London Colney St. Albans





### Property Description

Positioned within a desirable residential area of London Colney, St Albans, this beautifully presented detached three-bedroom family home with loft room/office offers spacious, versatile accommodation perfectly suited to modern living and has approved planning permission for single rear dormer.

The property welcomes you with a generous lounge, providing an inviting space for relaxation and entertaining, while the well-appointed kitchen/diner forms the heart of the home - ideal for family meals and social gatherings alike. Thoughtfully designed accommodation is arranged to include three well-proportioned bedrooms and a loft room/office complemented by two contemporary bathrooms and an additional cloakroom, ensuring comfort and convenience for busy households.

To the rear, an enclosed garden offers a private outdoor retreat, perfect for al fresco dining, children's play or simply unwinding in a peaceful setting. Further benefits include driveway parking, adding everyday practicality.

Ideally located close to local amenities, reputable schools and excellent transport links, this impressive home combines suburban tranquillity with easy access to St Albans, London and surrounding areas.

A wonderful opportunity to acquire a stylish and spacious family home in one of Hertfordshire's most popular locations.



## Entrance Hall

Door to the front.

## Cloakroom

Window to the front.

## Lounge

Window to the front.

## Kicthen/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.

## Loft Room / Office

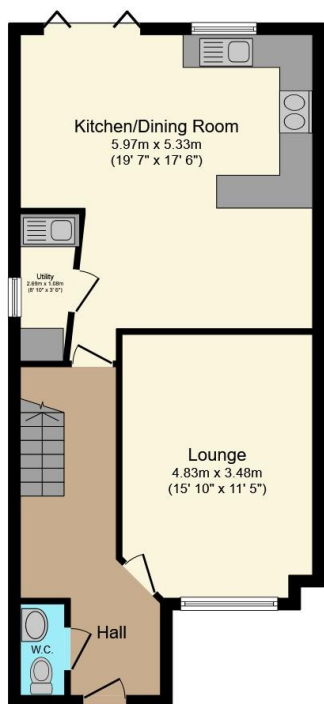
Velux windows.

## Garden

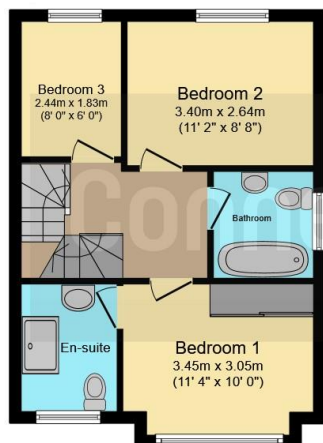
Fence boarder, decking, grass and outbuilding







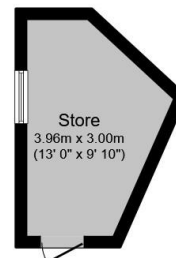
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 115.9 m<sup>2</sup> (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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
Band: E

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Tenure: Freehold



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Property Ref: MWK304924 - 0021