



Connells

Robins Close
London Colney St. Albans

Robins Close London Colney St. Albans AL2 1QT

for sale offers over
£475,000



Property Description

Nestled on a sought-after private road in the heart of London Colney, this well-presented mid-terrace townhouse offers spacious and versatile living across three floors - ideal for families, professionals, or those simply looking for more space.

Boasting three generous double bedrooms, including a principal suite with en suite shower room, this home also features a modern family bathroom and a convenient downstairs WC.

The heart of the home is the expansive open-plan living/dining area, perfect for entertaining or relaxing with family, which flows seamlessly into a bright conservatory that overlooks the private rear garden - an ideal spot for morning coffee or summer gatherings.

The separate fitted kitchen is well-equipped and neatly positioned, offering ample storage and workspace.

Additional benefits include a private garage, off-road parking, and the peace and privacy of a well-maintained private road setting.

Robins Close 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

This property combines comfort, convenience, and charm and viewings highly recommended to fully appreciate all this lovely home has to offer.

Entrance Hall

10' max x 6' max (3.05m max x 1.83m max)

Cloakroom

5' 11" max x 2' 6" max (1.80m max x 0.76m max)

Lounge

18' 2" max x 12' 2" max (5.54m max x 3.71m max)

Kitchen

9' 9" max x 8' 4" max (2.97m max x 2.54m max)

Conservatory

14' 7" max x 11' max (4.45m max x 3.35m max)

Landing

10' 9" max x 6' 4" max (3.28m max x 1.93m max)

Bedroom Two

12' 2" max x 11' 4" max (3.71m max x 3.45m max)

Bedroom Three

12' 1" max x 9' 9" max (3.68m max x 2.97m max)

Bathroom

7' 1" max x 5' 4" max (2.16m max x 1.63m max)

Bedroom One

13' 7" max x 8' 8" max (4.14m max x 2.64m max)

En Suite

7' 8" max x 6' 3" max (2.34m max x 1.91m max)





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

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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