



51

Connells

North Cottages
Napsbury St. Albans



Property Description

This beautiful extended and renovated three/four bedroom family home comprises of an entrance hall, open plan kitchen/diner/family room with bi folding doors to the rear garden, lounge and cloakroom on the ground floor and then three bedrooms and a family bathroom on the first floor. Externally there is gated driveway parking for several cars to the front of the property and a large rear garden with garden building which can be used as a garden room, double length garage or converted to an annex as it has its own side entrance. The property is on a large plot at the end of a no through road with only a small amount of properties.

North cottages is located in the Napsbury area of St Albans close by to the picturesque village of London Colney with a variety of local amenities including the Colney Fields Shopping Park, several pubs, library, doctors and dentist. It is within striking distance of 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

Radiator and wood flooring.

Cloakroom

Window to the front, wc and wash hand basin, heated towel rail, boiler and wood flooring.

Kitchen/Diner/Lounge

25' 8" max x 27' 4" max (7.82m max x 8.33m max)

Bi folding doors to the rear and two Velux windows, fitted kitchen with an array of wall and base units, island, work surface, sink and drainer, tiled splash back, built in double electric oven, electric hob, built in fridge, under counter freezer, wine chiller, built in washing machine and dishwasher, radiator and wood

flooring.

Lounge

14' 3" x 10' 3" (4.34m x 3.12m)
Window to the front, oak wood flooring and wood burning stove.

Landing

Carpet and access to the loft which has light, power a ladder and is fully boarded.

Bedroom One

10' 3" max x 14' 1" max (3.12m max x 4.29m max)
Window to the front, radiator and carpet.

Bedroom Two

12' 3" max x 14' 5" max (3.73m max x 4.39m max)
Window to the front and rear, radiator and carpet.

Bedroom Three

14' 4" x 7' 9" max (4.37m x 2.36m max)
Two windows to the rear, radiator and carpet.

Bathroom

Window to the front, four piece suite comprising of wc, wash hand basin and free standing cast iron bath and shower, extractor fan, heated towel rail and tiled flooring.

Rear Garden

Laid to lawn with patio area, flower beds and fences to the borders,

garden room to the rear with side gate and stone driveway.

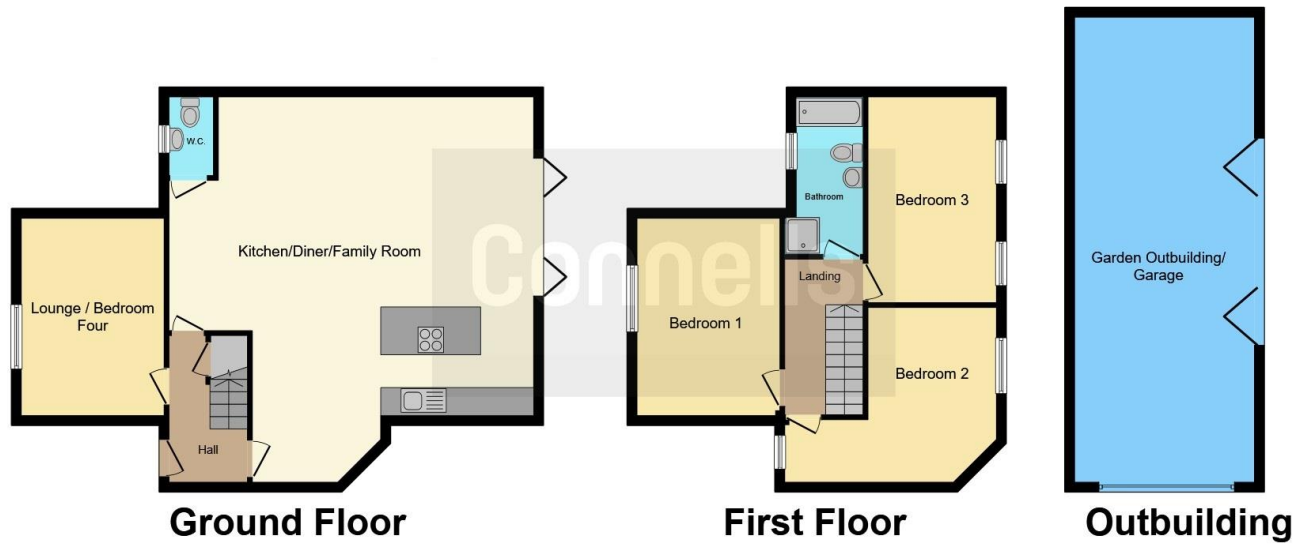
Driveway

Stone driveway with fences and gates to the front and side, a gate to the rear garden and electric plug ready for a car charger.

Garden Room

Approximately 10 x 4 meters, can be used as a garden room, double length garage or converted to an annex with its own side entrance, garage barn doors to the side, bi fold doors and two windows to the front, power, lights and plumbing, loft with ladder.





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: C

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Tenure: Freehold



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