



Connells

Shenley Lane
London Colney St. Albans

Shenley Lane
London Colney St. Albans AL2 1LN

for sale offers in excess of
£450,000



Property Description

A well-presented three bedroom family home which offers spacious accommodation throughout and the potential to extend subject to the necessary planning consents. To the ground floor the property comprises of a kitchen with dining area and a lounge to the front. To the first floor there are three well-proportioned double bedrooms and a family bathroom with separate toilet. Externally there is a large mainly laid to lawn private rear garden with side access.

Shenley Lane is found in the St. Albans village of London Colney, opposite open farmland and within easy reach of the village centre and bus services to the city centre with its wide range of shops, leisure facilities and mainline railway station into London St Pancras.

Entrance Hall

Parquet flooring, under stairs cupboard.

Lounge

14' 6" x 11' 5" (4.42m x 3.48m)
Double glazed window to front aspect, radiator and parquet flooring.

Kitchen/ Dining Area

21' 4" max x 10' 1" max (6.50m max x 3.07m max)
Fitted kitchen with a range of wall and base units, double glazed window to rear aspect, stainless steel sink and drainer, work surfaces, part tiled, space for oven and fridge freezer and tiled flooring.

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m)
Double glazed window to front aspect, radiator, two built in storage cupboards and laminate flooring.

Bedroom Two

8' 7" x 16' 11" (2.62m x 5.16m)
Double glazed window to rear aspect, radiator, built in storage cupboard and laminate flooring.

Bedroom Three

13' 11" x 7' 7" (4.24m x 2.31m)
Double glazed window to front aspect laminate flooring and built in storage cupboard.

Bathroom

Double glazed window to rear aspect, corner bath, wash hand basin, fully tiled.

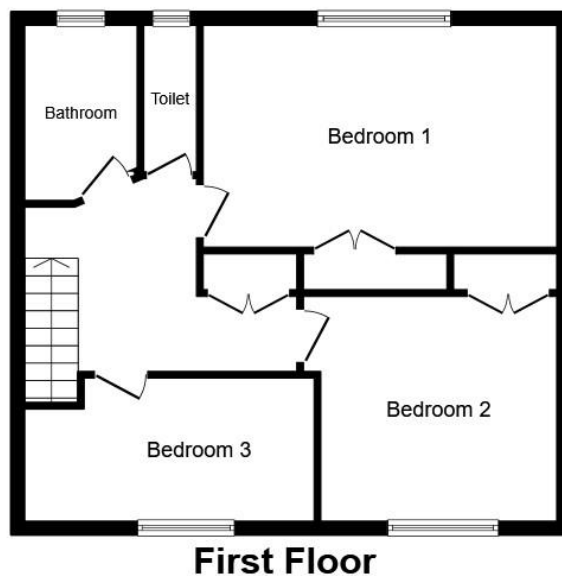
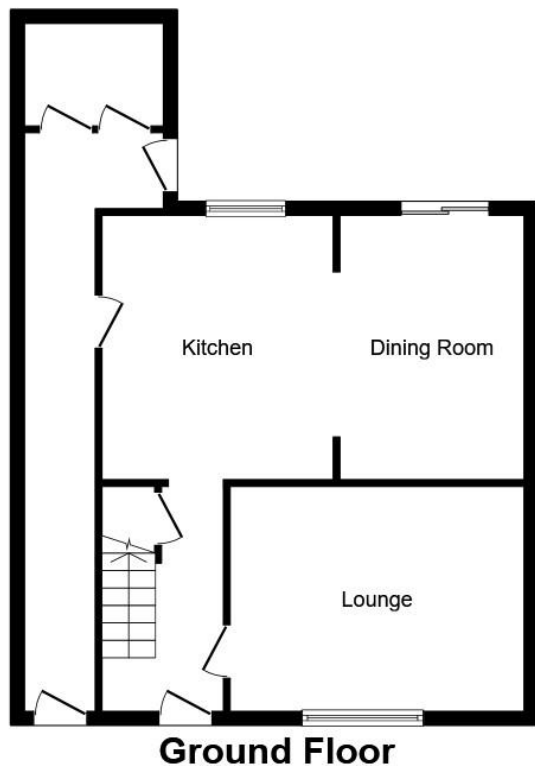
Separate Wc

Window to rear aspect and wc.

Exterior

Patio area, rest of garden laid to lawn, fenced to boundaries and side access with extra storage. An outbuilding with an outside WC and extra storage.





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). Plan produced for Connells. Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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