



PRESTIGE & VILLAGE

UK's finest properties



BENINGFIELD DRIVE, LONDON COLNEY, ST. ALBANS, AL2 1GG

Welcome to this charming 2-bedroom ground floor flat, offering approximately 760 q ft of comfortable living, nestled within the historic Napsbury Hospital, transformed into a delightful residential area in London Colney. Stepping inside, you'll discover a thoughtfully designed space with tasteful features. The principle bedroom boasts an ensuite bathroom, offering privacy and convenience. The kitchen provides a functional and stylish area to prepare meals, while the living room grants access to the rear of the property, complete with a small patio area perfect for relaxation. Embracing the outdoors, you can explore the stunning grounds of approx' 50 acres of countryside, with it's own arboretum and soak in the history of this incredible building. The second bedroom is equipped with spacious built-in wardrobes, ensuring ample storage for your belongings. Throughout the flat, the high ceilings create an airy and spacious atmosphere, adding a touch of elegance to each room. Don't miss the opportunity to make this exceptional ground floor flat your own, combining history and modern living in a sought-after location.

OFFERS IN EXCESS OF £400,000

BENINGFIELD DRIVE

LONDON COLNEY, ST. ALBANS, AL2 1GG



- Stunning Ground floor 2 Bedroom flat
- High ceilings
- Hypothermo Electric Heating - Bluetooth connected
- Entryphone system
- Private Patio
- 50 Acres of communal grounds with well maintained play area and Arboretum
- Conservation Area
- Off road parking
- Excellent Transport Links
- Use of Tennis courts, Sports Pavillion, All weather Pitch by arrangement

Entrance Hall

5x20 (1.52mx6.10m)

As you enter you are greeted by generously high ceilings in the hall way allowing access to the kitchen, bathroom one and bedroom two Hypathermal dynamic liquid filled electric radiator - bluetooth enabled

Kitchen

8 x 15 (2.44m x 4.57m)

The kitchen comes with an L shaped worktop, great storage and space for a three seater dining table.

Lounge

11 x 14 (3.35m x 4.27m)

With views to the rear of the property, electric fire place and French doors leading out to a patio

and large grass area, this room has Bathroom plenty to offer all year round.

Bedroom 1

10'6" x 12'6" (3.20m x 3.81m)

Great size with built in wardrobe and en-suite Hypathermal dynamic liquid filled electric radiator - bluetooth enabled

Bedroom 1 En suite

6'6" x 7' (1.98m x 2.13m)

The en suite comes with a toilet, sink and walk in shower. Underfloor heating

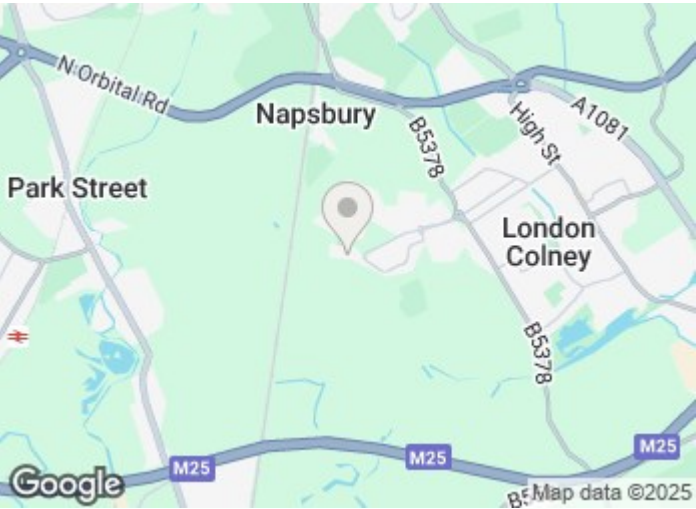
Bedroom 2

9" x 13'6" (2.74m x 4.11m)

Brilliant size with a large built in wardrobe spanning one side of the room with floor to ceiling mirrors, creating a spacious feel

7'6" x 8' (2.29m x 2.44m) Tiled flooring with toilet, sink and bath / shower combo

Cupboard/walk in wardrobe in ensuite 20 sq ft

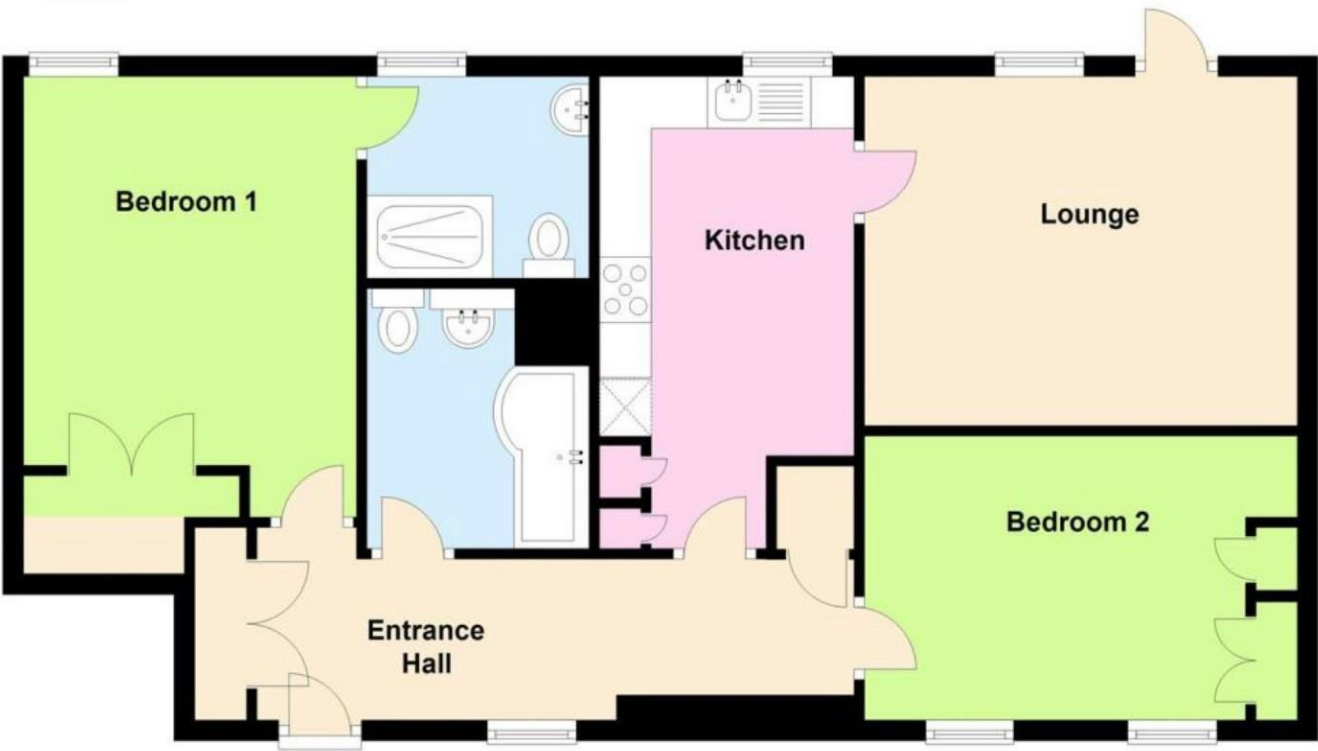


Directions

Band D



FLOOR PLAN



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

