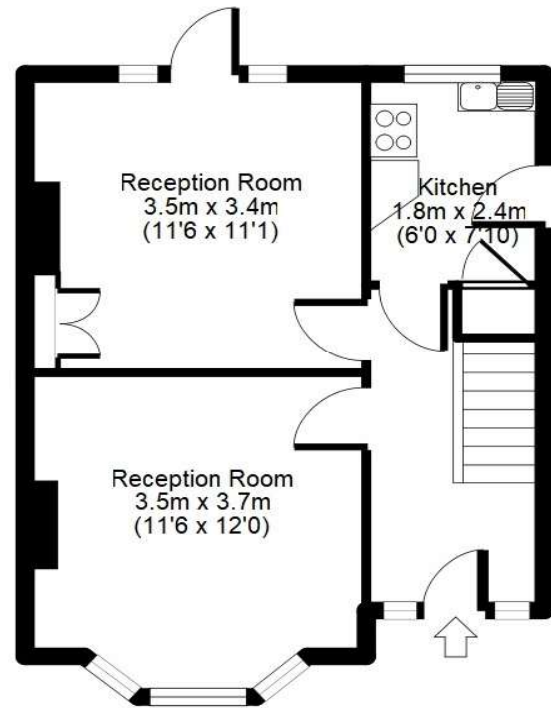
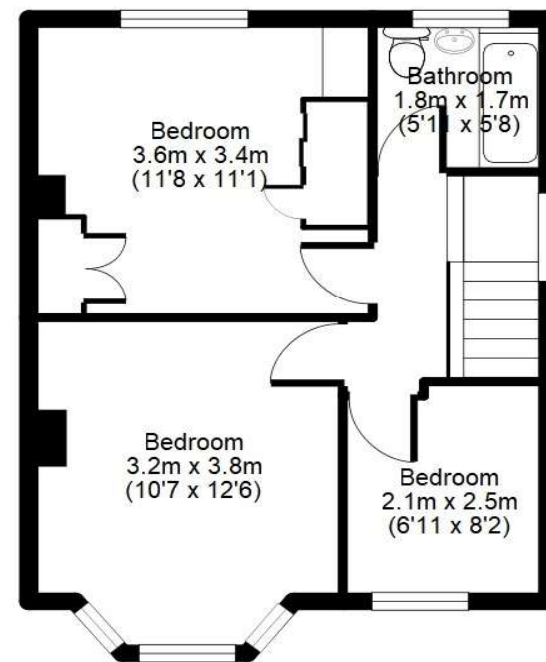


Bullens Green Lane, Colney Heath, AL4

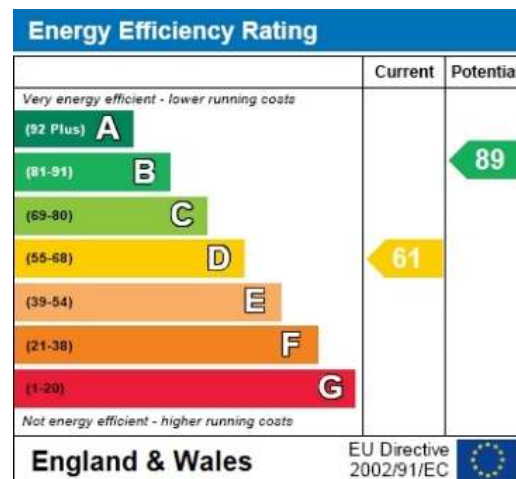
APPROX GROSS INTERNAL FLOOR AREA: 773 sq. ft / 72 sq. m



Ground Floor



First Floor



For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Bullens Green Lane, Colney Heath Freehold Price £475,000



VILLAGE HOUSE WITH LOADS OF POTENTIAL. Semi-detached house situated within this popular village location and has been owned by the same family since 1950. Required modernisation.

- Semi Detached House
- Requires Modernisation
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- First Floor Bathroom
- Approx 106' Westerly Aspect Rear Garden
- Own Drive & Garage





Entrance Porch

Exterior light. Tiled floor. Part frosted secondary glazed front door to:

Entrance Hall

Stairs to first floor with under stairs storage cupboard. Double radiator. Frosted secondary glazed windows to front. Doors to:

Lounge

Double radiator. Features tiled fireplace. Double glazed bay window to front.

Dining Room

Double radiator. Features tiled fireplace. Double glazed multi paned effect picture windows with matching central door to rear garden.

Kitchen

Comprising wall and base units with work surfaces over. Sink unit with stainless steel single bowl sink with mixer tap and single drainer. Under stairs storage cupboard. Wall mounted boiler. Double glazed window to rear. Part frosted secondary glazed door to rear garden.

First Floor Landing

Frosted double glazed window to side. Access to loft. Doors to:

Bedroom One

Fitted wardrobes, bed space with cupboards over. Double radiator. Double glazed bay window to rear.

Bedroom Two

Double radiator. Double glazed bay window to front.

Bedroom Three

Double radiator. Double glazed bay window to front.

Bathroom

Comprising a panel enclosed bath with shower unit over. Pedestal wash hand basin. Low level W.C. Part tiled walls. Single radiator. Frosted double glazed window to rear.

Front Garden

Laid to lawn with dwarf wall to front and one side. Flower beds to borders with a range of mature shrubs and bushes. Own driveway providing off street parking for two cars, access to garage. Path to front door and pedestrian gate to rear garden.

Garage

Detached. Part frosted multi paned double wooden doors to front. Windows to rear.

Rear Garden - Approx 106`2

Westerly aspect. Patio area and laid to lawn with flower beds to borders. Range of matures shrubs and bushes. Green house. Four timber garden sheds. Cold water tap.

No

Further Details

The property is Freehold
Council Tax Band - Band D