

Napsbury Avenue

London Colney, AL2 1LU



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£535,000

- Chain Free
- Three Bedrooms
- End Terrace
- Immaculately Presented Throughout
- Potential To Convert Outbuilding (STPP)
 - Private Rear Garden
 - Garage
 - Driveway
- Four Piece Bathroom Suite
- Open Plan Kitchen/Dining Room





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Step into modern comfort with this thoughtfully updated three-bedroom end-of-terrace property, refurbished in 2020. Ideally situated for optimal convenience, it's just a short 5-minute drive to Colney Shopping Fields, schools, and healthcare facilities, making it the perfect choice for young families, working professionals, and discerning investors.

Internally, the property welcomes you with an entrance porch leading to a spacious lounge, creating an inviting atmosphere. The kitchen/dining room, a focal point for family gatherings and entertaining, has been designed with contemporary living in mind. Convenience is further heightened with a downstairs W/C, enhancing the functionality of the home.

Upstairs, discover two doubles and one single bedroom, offering flexibility for various lifestyles. An updated bathroom suite completes the internal features, showcasing modern amenities and design.

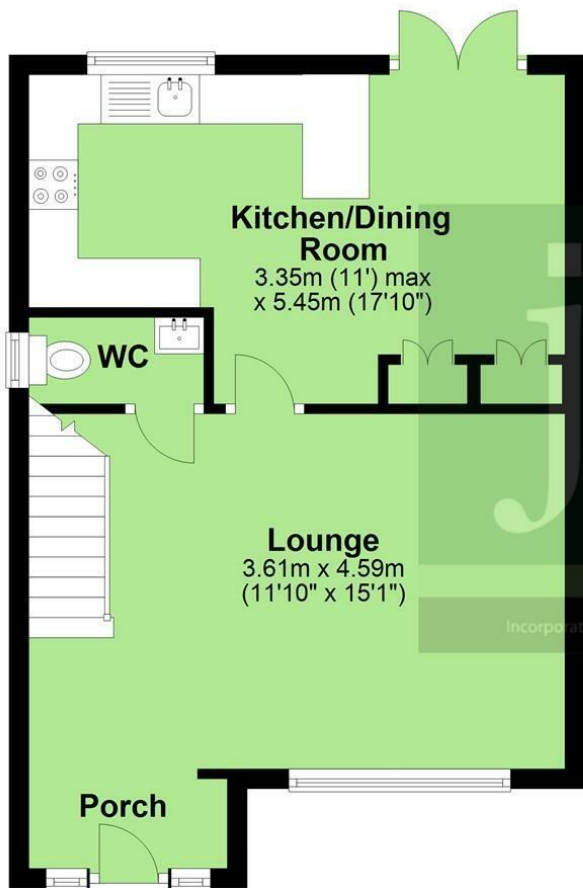
The advantages extend beyond the interiors, as the property boasts a private rear garden – a tranquil retreat for outdoor enjoyment. Additionally, a dedicated driveway for one car and a shared drive for two provide practical parking solutions. The garage-style outbuilding adds a unique dimension, presenting the potential for conversion into an annex (STPP), given its pre-existing electrical and plumbing supply.

Furthermore, the property's strategic location ensures easy access to major transport routes, including the M25 and M1, facilitating seamless travel to both London and northern destinations.



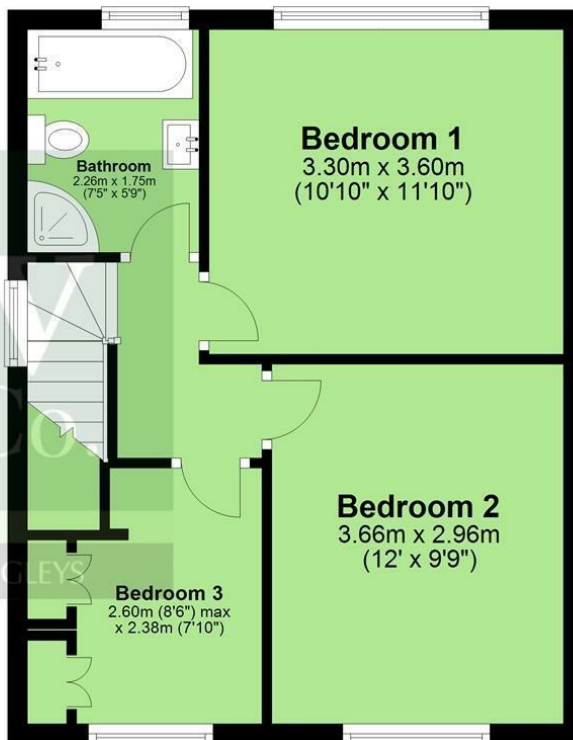
Ground Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



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- Porch
- Lounge
11'10" x 17'10" (3.61 x 5.45)
- Downstairs WC
- Kitchen/Dining Room
10'11" x 17'10" (3.35 x 5.45)
- Bedroom 1
10'9" x 11'9" (3.30 x 3.60)
- Bedroom 2
12'0" x 9'8" (3.66 x 2.96)
- Bedroom 3
8'6" x 11'1" (2.60 x 3.38)
- Bathroom
7'4" x 5'8" (2.26 x 1.75)

Total area: approx. 82 sq. meters (882 sq. feet)

EPC
D

Council Tax Band
D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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