

Broadlake Close

London Colney, AL2 1NS



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£525,000

- No Upper Chain
- Linked Detached
- Three Bedrooms
- Good Sized Kitchen
- Gas Central Heating
 - Conservatory
- Highly Desired Location
- Off Road Parking For Two Cars
 - Freehold
 - Gated Side Access

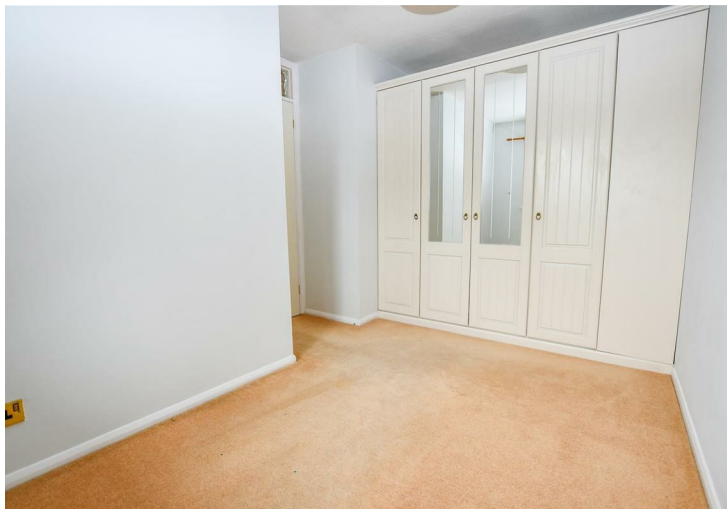




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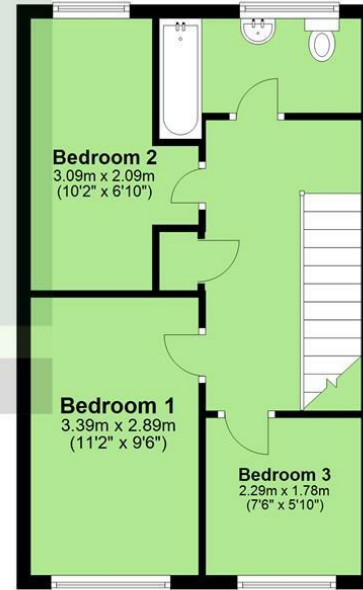
Nestled within the sought-after enclave of Broadlake Close, this charming linked detached property boasts an enviable setting. Welcomed by an entrance porch, the residence unfolds into a spacious living room, a versatile reception room, a well-appointed kitchen, and a delightful conservatory, offering ample space for relaxation and entertaining. Ascending the stairs reveals two generously sized double bedrooms, complemented by a single bedroom, ideal for various living arrangements. Completing the upper level is a light family bathroom. This property also benefits from being close to local schools, other useful amenities, and provides seamless access to the M25. To the front you will find a driveway large enough for two cars and an attractive 40ft approx. garden to the rear. With its desirable location and well-designed layout, this property is ideal for both residential families and investors.



Ground Floor
Approx. 60.6 sq. metres (652.7 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 96.8 sq. metres (1041.4 sq. feet)



JW&Co St Albans
3 London Road, St Albans, Hertfordshire, AL1 1LA
01727 844444
stalbans@jwandco.co.uk

Porch

Living Room
13'5" x 15'8" (4.09 x 4.80)

Reception Room
15'4" x 8'4" (4.68 x 2.55)

Kitchen
9'9" x 15'7" (2.98 x 4.77)

Conservatory
12'5" x 9'10" (3.80 x 3.02)

Bedroom 1
11'1" x 9'5" (3.39 x 2.89)

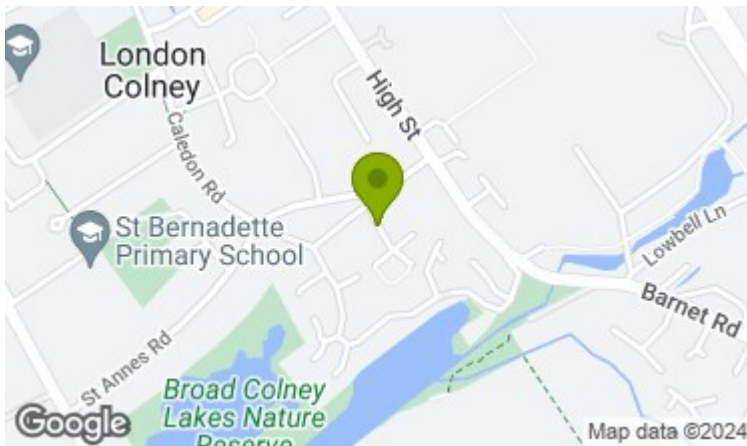
Bedroom 2
10'1" x 6'10" (3.08 x 2.09)

Bedroom 3
7'6" x 5'10" (2.29 x 1.78)

Bathroom
5'8" x 8'4" (1.75 x 2.56)

Council Tax Band
E

EPC
D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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