

# Broadlake Close

London Colney, AL2 1NS



# Broadlake Close

London Colney, AL2 1NS

£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





# Broadlake Close

London Colney, AL2 1NS

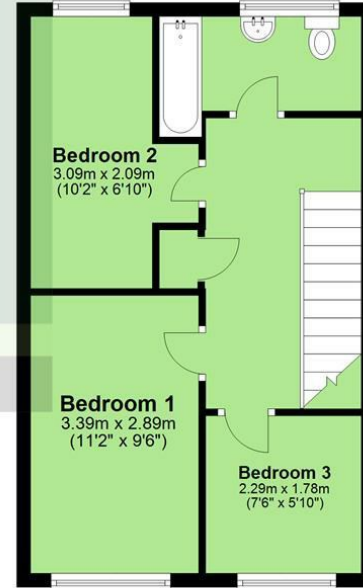
Nestled within the sought-after enclave of Broadlake Close, this charming linked detached property boasts an enviable setting. Welcomed by an entrance porch, the residence unfolds into a spacious living room, a versatile reception room, a well-appointed kitchen, and a delightful conservatory, offering 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  
stalbands@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)

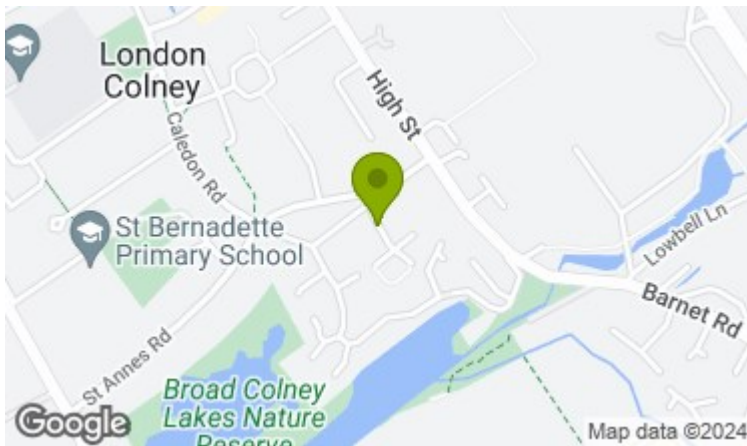
**Bedroom 2**  
10'1" x 6'10" (3.08 x 2.09)

**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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		England & Wales	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.