



## Chantry Lane

London Colney | Hertfordshire | AL2 1JT



# STEP INSIDE

## Chantry Lane

JW&Co are proud to bring this stunning 4-bedroom detached property on Chantry Lane with no upper chain, built less than 10 years ago and still under NHBC warranty, offers modern living with a thoughtful layout. The ground floor features a welcoming entrance hall, a convenient W/C, a well-equipped kitchen/breakfast room, and a large open-plan lounge/dining room with access to the garden. An adjacent garage provides a utility area, additional storage and has great potential to convert (STPP). Upstairs, a spacious landing connects the master bedroom with an en-suite, three additional well-proportioned bedrooms, and a modern family bathroom. The exterior includes a driveway for one car at the front and a private rear garden with a shed. Located just a short walk from local amenities and the Morris Way playing fields, this property combines practical living spaces with contemporary design in a desirable setting, making it perfect for families.









# STEP OUTSIDE

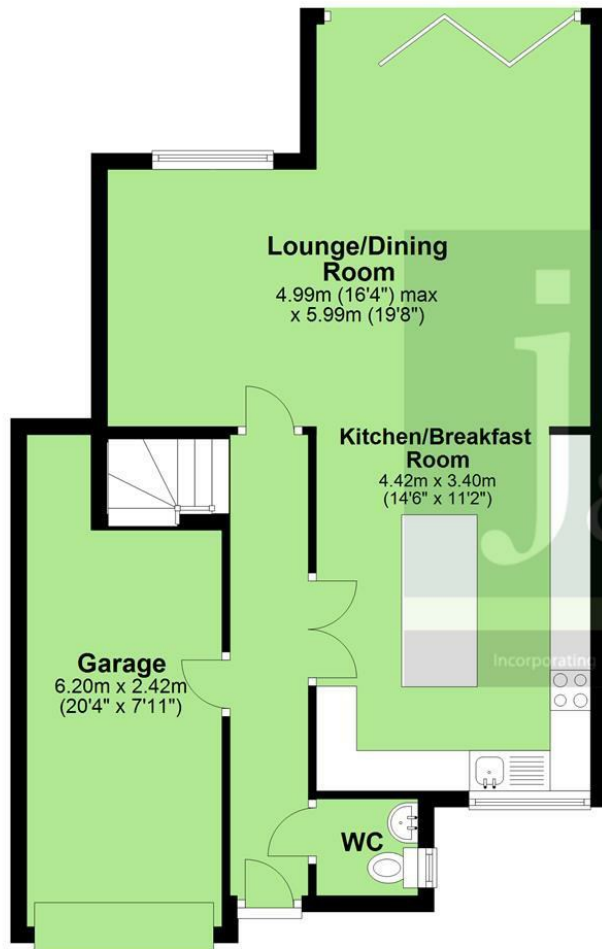
## Chantry Lane

Living in London Colney, St. Albans, AL2, offers a harmonious balance of rural tranquillity and urban convenience. This charming village features a close-knit community with a vibrant social scene and essential amenities, including supermarkets, local shops, and healthcare facilities. Families benefit from reputable schools, while outdoor enthusiasts enjoy the picturesque River Colne, Broad Colney Lakes Nature Reserve, and local parks. Excellent transport links, including the M25 and M1 motorways and nearby train services from St. Albans and Radlett, make commuting to London easy. The village's proximity to the historic city of St. Albans provides access to rich cultural and historical attractions. Overall, London Colney is an ideal location for those seeking a high quality of life in a welcoming community.

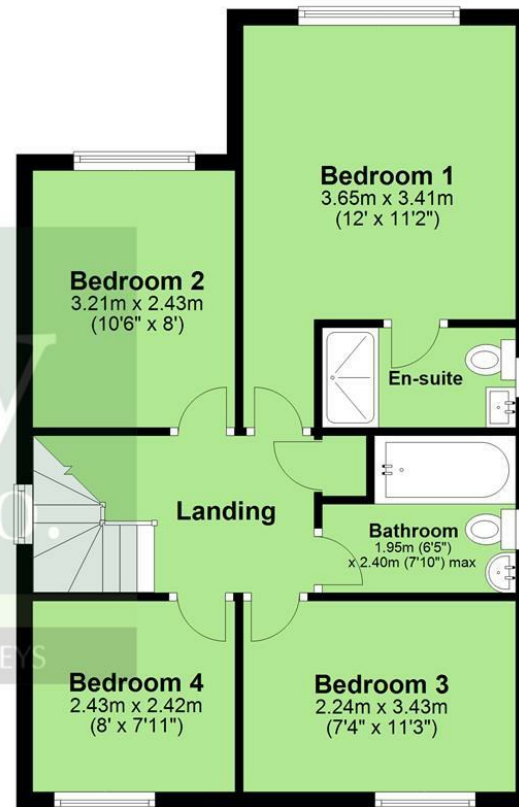




**Ground Floor**  
Approx. 61.7 sq. metres (664.3 sq. feet)



**First Floor**  
Approx. 51.7 sq. metres (556.3 sq. feet)



Total area: approx. 113.4 sq. metres (1220.6 sq. feet)



John Whiteman & Company  
01727 844444  
stalbans@jwandco.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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