

# St. Annes Road

London Colney, AL2 1LQ





# St. Annes Road

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Guide Price £620,000

- Semi Detached
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
  - Family Bathroom
- Downstairs Shower Room
  - Large Rear Garden
- Driveway for Multiple Vehicles
  - EPC Rating - D
  - Council Tax Band D







# St. Annes Road

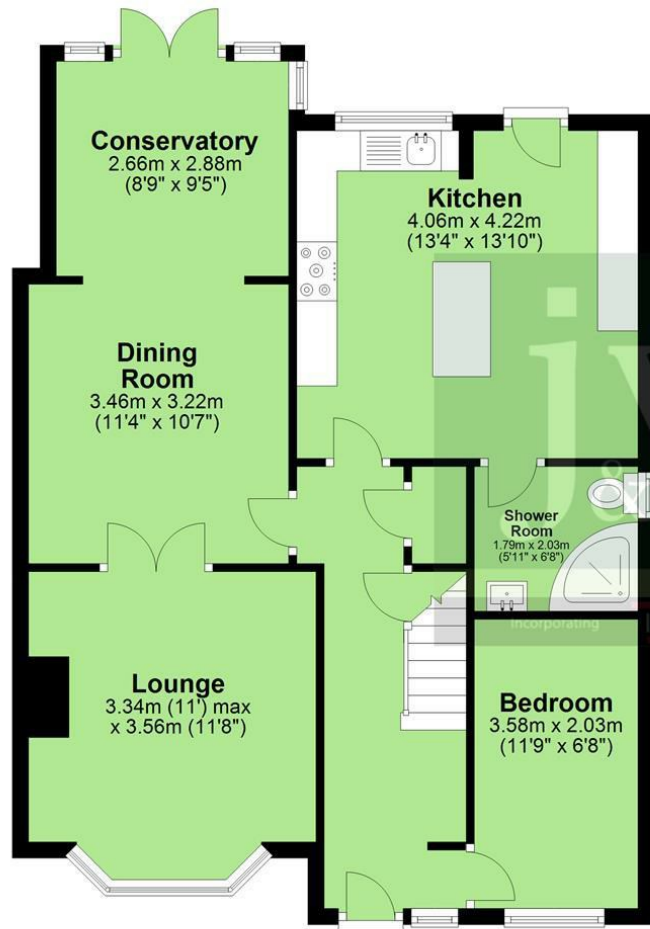
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JW & Co. are proud to offer this extended four bedroom semi detached family home located along the popular St. Annes Road, London Colney. The property has been modified by the current owners creating substantially larger living accommodation opposed to similar homes nearby. Internally the property comprises; entrance hallway, lounge, dining area, conservatory, large kitchen area with integrated appliances, downstairs shower room and additional bedroom. On the first floor you have three further bedrooms with family bathroom suite. Externally you have side access, with a large rear garden spanning approximately 90 ft. You also benefit from a large paved driveway with parking for four/five vehicles.

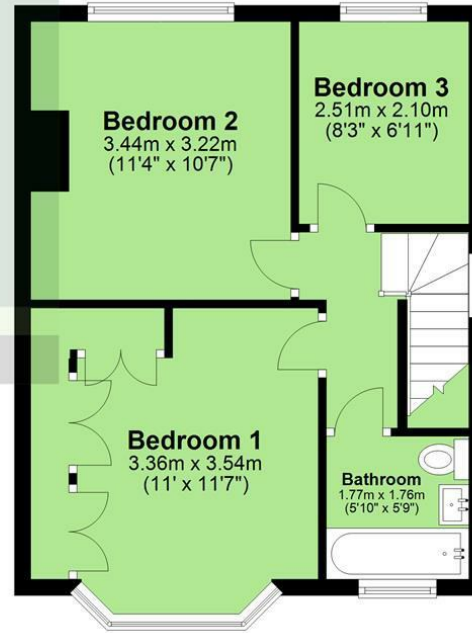
St. Annes Road is located within a short walk to London Colney High Street, offering various shops/local amenities. The property is also situated within easy reach of London Colney Shopping Fields, and close to the excellent motorway links on offer.



**Ground Floor**  
Approx. 71.7 sq. metres (771.7 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 109.4 sq. metres (1177.9 sq. feet)



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**Entrance Hallway**

**Lounge**  
10'11" x 11'8" (3.34 x 3.56)

**Dining Room**  
11'4" x 10'6" (3.46 x 3.22)

**Conservatory**  
8'8" x 9'5" (2.66 x 2.88)

**Kitchen**  
13'3" x 13'10" (4.05 x 4.22)

**Shower Room**  
5'10" x 6'7" (1.79 x 2.02)

**Bedroom**  
11'8" x 6'7" (3.58 x 2.02)

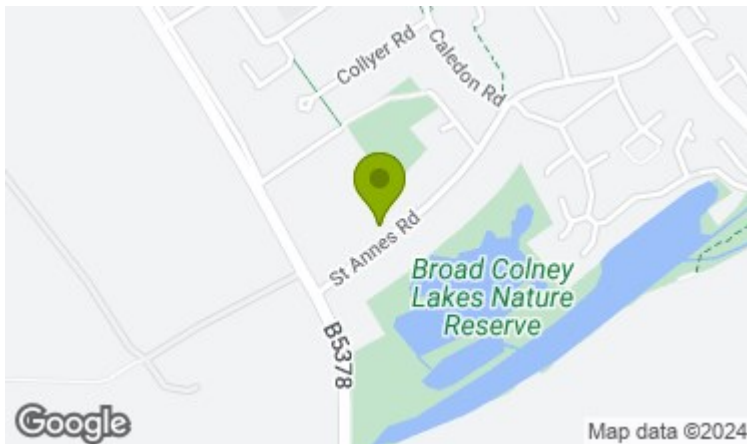
**Stairs to First Floor Landing**

**Bedroom One**  
11'0" x 11'7" (3.36 x 3.54)

**Bedroom Two**  
11'3" x 10'6" (3.44 x 3.22)

**Bedroom Three**  
8'2" x 6'10" (2.51 x 2.10)

**Bathroom**  
5'9" x 5'9" (1.77 x 1.76)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		66	
(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>			82
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		England & Wales	

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