

Kings Road

London Colney, AL2 1EP



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Offers In Excess Of £525,000

- Chain Free
- Semi-Detached
 - Freehold
- Three Bedrooms
 - Driveway
 - Garage
- 5 Minutes to M25
- Short Walk to Local Amenities
- Less Than 5 Minutes From Colney Shopping Fields
- 10 Minutes to St. Albans Train Station With Direct Routes to Central London





Kings Road

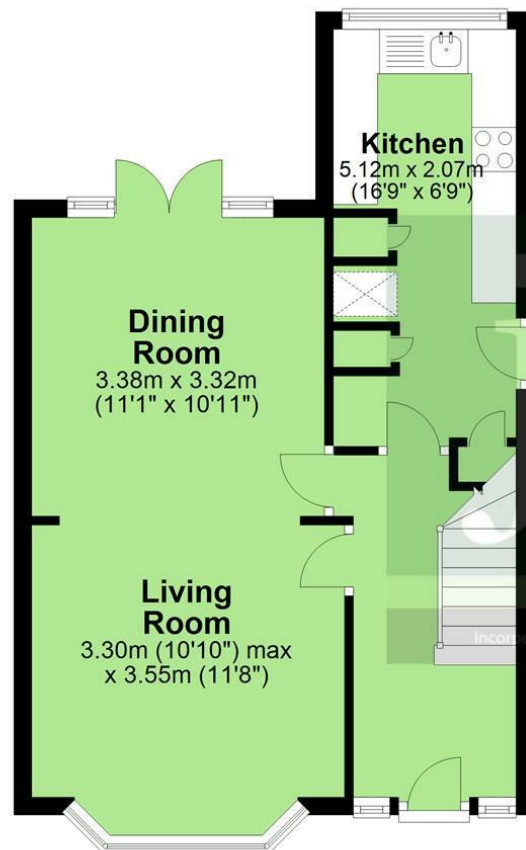
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JW&Co are proud to market this immaculately presented 3-bedroom semi-detached house, ideally situated in the heart of the charming village of London Colney. Built in the 1930s, this property combines classic character with modern comfort, offering a versatile living space that serves equally well as an ideal family home or an attractive investment opportunity for those looking to expand their property portfolio. Boasting a prime location, residents benefit from easy access to major transportation routes, with the M25 just 5 minutes away, the M1 10 minutes away, and nearby railway stations facilitating convenient travel to both London and the North. The recently updated kitchen showcases Neff integrated appliances and a spacious Rangemaster oven. Upstairs, both bedrooms boast handcrafted integrated wardrobes with a built-in TV found in the front double. The bathroom features a luxurious Aqualisa shower. To the rear of the property you will find French doors that open to the garden, creating a summer sun trap perfect for family gatherings. With a driveway, garage, and shared driveway, this property offers ample parking and storage. Its close proximity to local amenities and major transport routes makes it an attractive and practical choice for those seeking a harmonious blend of comfort and accessibility.



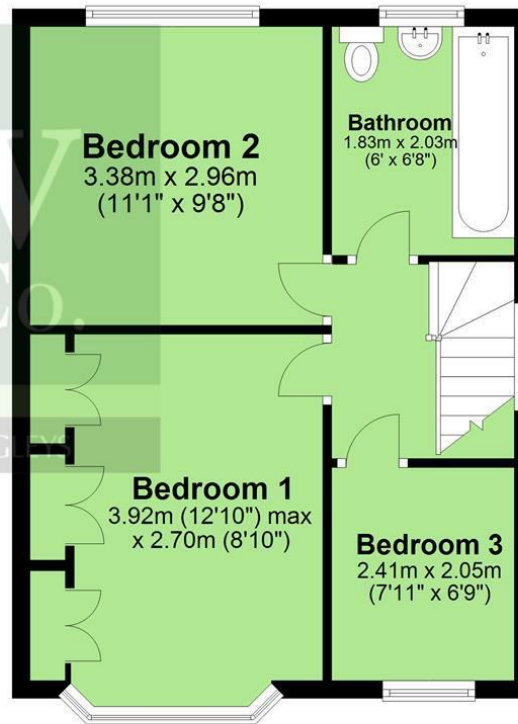
Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



First Floor

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



JW&Co St Albans
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Living Room
10'9" x 11'7" (3.30 x 3.55)

Dining Room
11'1" x 10'10" (3.38 x 3.32)

Kitchen
16'9" x 6'9" (5.12 x 2.07)

Bathroom
6'0" x 6'7" (1.83 x 2.03)

Bedroom 1
12'9" x 8'10" (3.90 x 2.70)

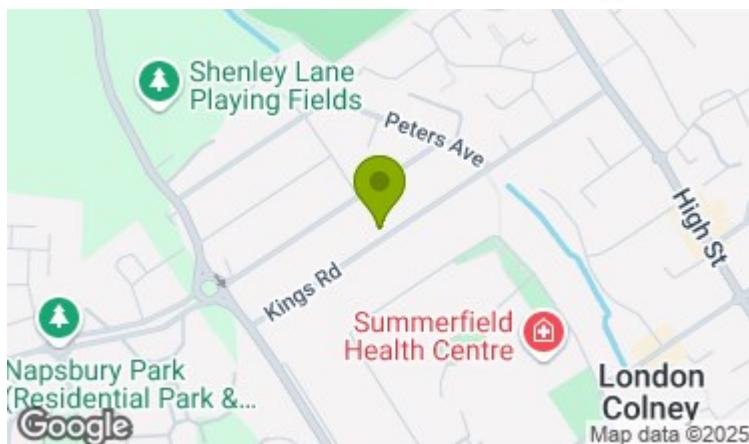
Bedroom 2
11'1" x 9'8" (3.38 x 2.96)

Bedroom 3
7'10" x 6'8" (2.41 x 2.05)

EPC Rating
D

Council Tax
Band D

Total area: approx. 77.0 sq. metres (828.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(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		87
(81-91) B		
(69-80) C		62
(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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