

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

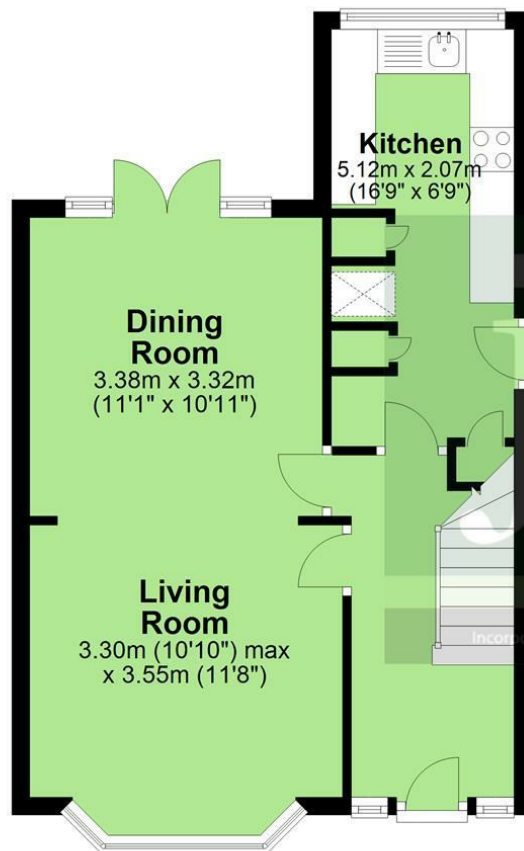
London Colney, AL2 1EP

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.



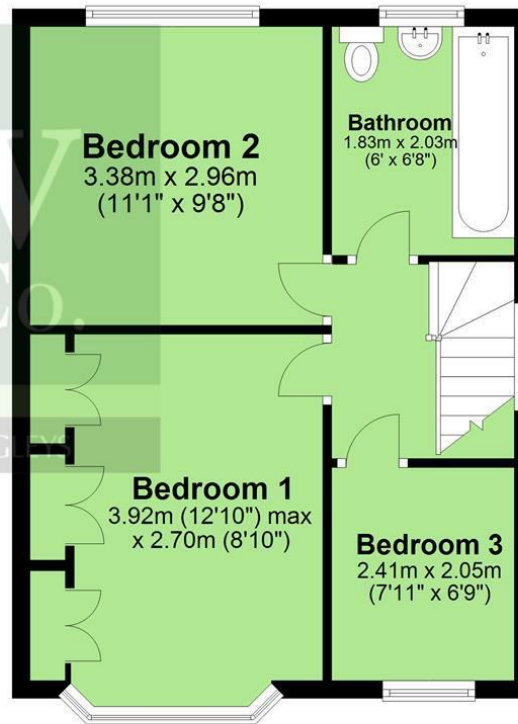
Ground Floor

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

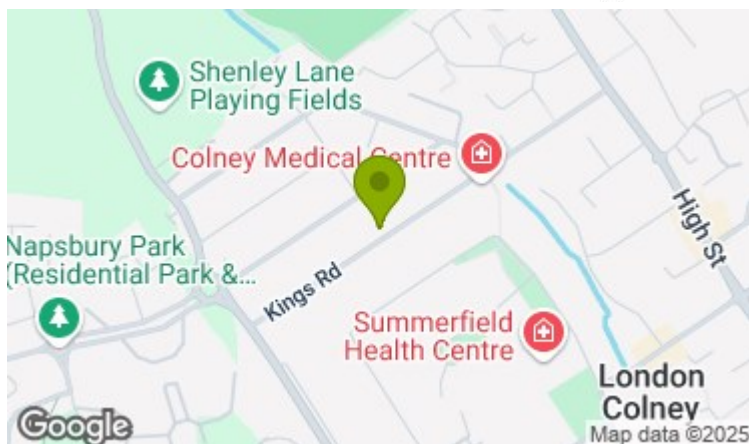


First Floor

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



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 | | |

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.



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

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

A.M.L Identity Verification

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + vat per person applies for this service.