



Colne Gardens

London Colney | | AL2 1BE

£600,000



STEP INSIDE

Colne Gardens

JW & Co. Langleys proudly present this unique three-bedroom end-terrace family home, located on Colne Gardens, London Colney. This well-maintained property offers accommodation across three floors.

The internal layout includes, entrance hallway, downstairs cloakroom, sitting room currently used as a home office, spacious kitchen/breakfast room, large living room with main bedroom on the first floor, two additional bedrooms and a family bathroom on the second floor. Externally, the property features a driveway accommodating 3 to 4 vehicles and access to a substantially larger-than-average private rear garden. The garden can be seen as a fantastic space to enjoy outdoor activities, with two large storage sheds and cozy decking area. The plot offers excellent scope for new owners to extend the property further (subject to necessary planning consent), without losing too much of the rear/side space on offer.

Additional benefits include solid oak flooring, working log burner in the living room, updated electrics and combination boiler.









STEP OUTSIDE

Colne Gardens

Colne Gardens is a residential area located in London Colney, a village in Hertfordshire, England. Situated within the borough of St Albans, London Colney is a suburban community with a rich history and close proximity to London. The area is well-served by local amenities such as shops, schools, and healthcare facilities, pubs/restaurants making it a convenient place for families and professionals. Colne Gardens is also close to several parks and green spaces, providing residents with recreational opportunities and a pleasant living environment. Transport links are robust, with easy access to major roads like the M25, and public transportation options connecting London Colney to nearby towns and central London.



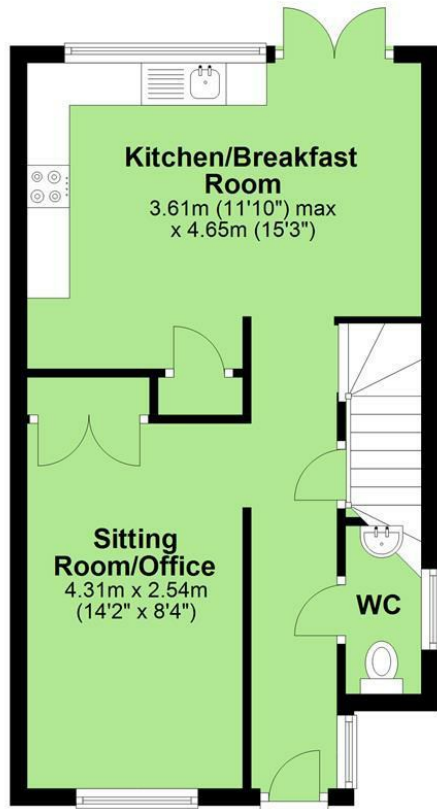




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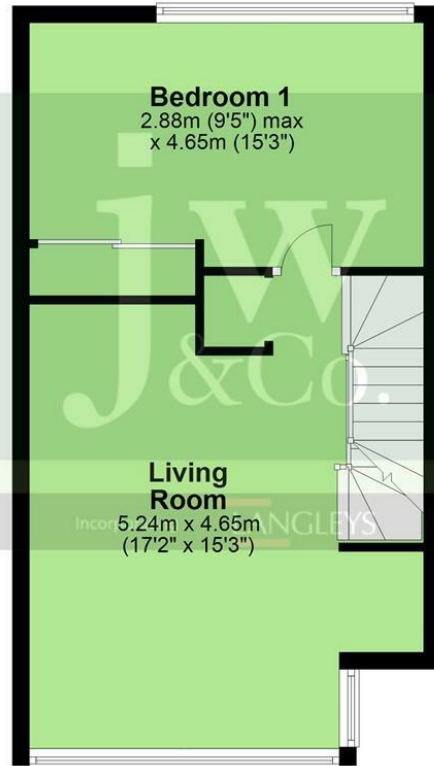
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 106.5 sq. metres (1146.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	

