



## Morris Way

London Colney | | AL2 1JN

£650,000





# STEP INSIDE

## Morris Way

JW & Co. Langleys is delighted to present an outstanding development opportunity with this extended three-bedroom semi-detached family home situated along the coveted Morris Way in London Colney. This property, nestled on a sizable plot, provides prospective buyers the chance to enhance and customize the residence according to their preferences, shaping it into their ideal home.

Internally, the property features a porch, entrance hallway, a spacious living room/sitting area, a convenient downstairs shower room, a well-appointed kitchen/dining area, conservatory, and three generously sized bedrooms. Additionally, this property comes with the significant advantage of being chain-free, allowing potential buyers to expedite the acquisition process and seize this exceptional opportunity without delays.

We highly recommend scheduling internal viewings to fully grasp the property's size, potential, and the expansive plot it offers. Don't miss out on the chance to secure this excellent opportunity by acting swiftly.















# STEP OUTSIDE

## Morris Way

London Colney, a charming village situated in Hertfordshire, England, exudes a unique blend of rural tranquillity and urban convenience. Nestled just a few miles south of St. Albans, this picturesque settlement offers residents a peaceful retreat from the hustle and bustle of city life while maintaining close proximity to the amenities of nearby urban centres. The village is steeped in history, with roots dating back to Roman times, evidenced by archaeological finds such as the remains of a Roman villa. Its rich past is also reflected in the architecture, including the historic Sopwell Priory, which adds to the area's character and charm.

Despite its quaint atmosphere, London Colney boasts modern conveniences and amenities that cater to the needs of its residents. The village is home to a variety of shops, cafes, and restaurants, providing essential services and culinary delights within easy reach. Additionally, the nearby Colney Fields Retail Park offers a range of larger stores and supermarkets, ensuring that residents have access to a diverse selection of goods and services without having to venture far from home.

For nature enthusiasts, London Colney is surrounded by picturesque countryside, offering ample opportunities for outdoor recreation and leisure activities. The nearby Colney Heath and Colney Heath Nature Reserve provide scenic walking trails and peaceful spots for birdwatching and picnicking. Furthermore, the River Colne meanders through the village, adding to its natural beauty and providing a tranquil backdrop for leisurely strolls along its banks.

Transport links in London Colney are excellent, with easy access to major roadways including the M25 and M1 motorways, facilitating convenient travel by car to nearby towns and cities. Additionally, the village is served by regular bus services, providing connectivity to surrounding areas and making commuting and exploration effortless for residents and visitors alike.

Overall, London Colney offers a delightful blend of rural charm, modern amenities, and natural beauty, making it a sought-after destination for those seeking a peaceful yet convenient lifestyle in the heart of Hertfordshire.











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**Ground Floor**  
 Approx. 57.1 sq. metres (614.9 sq. feet)



**First Floor**  
 Approx. 38.6 sq. metres (415.7 sq. feet)



Total area: approx. 95.7 sq. metres (1030.6 sq. feet)

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>54</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<br>2002/91/EC |           |

