



Cherry Tree Avenue

London Colney | | AL2 1RX

£700,000



STEP INSIDE

Cherry Tree Avenue

Available with no upper chain, JW & Co. Langleys are delighted to present this substantially larger-than-average, four-bedroom semi-detached home, situated in the peaceful cul-de-sac of Cherry Tree Avenue, London Colney, St. Albans. The property features extended living space, courtesy of a generous rear extension, and offers further development potential with a double garage to the left (subject to the necessary planning consent).

Internally, the property comprises an entrance hall, a spacious lounge/dining room, an office/reception room, a large kitchen, a downstairs shower room, four bedrooms, and two additional bathrooms on the upper floor.

This home presents an excellent opportunity for a growing family to create their forever home. Additional benefits include a private rear garden with side access, as well as a driveway with space for multiple vehicles.









STEP OUTSIDE

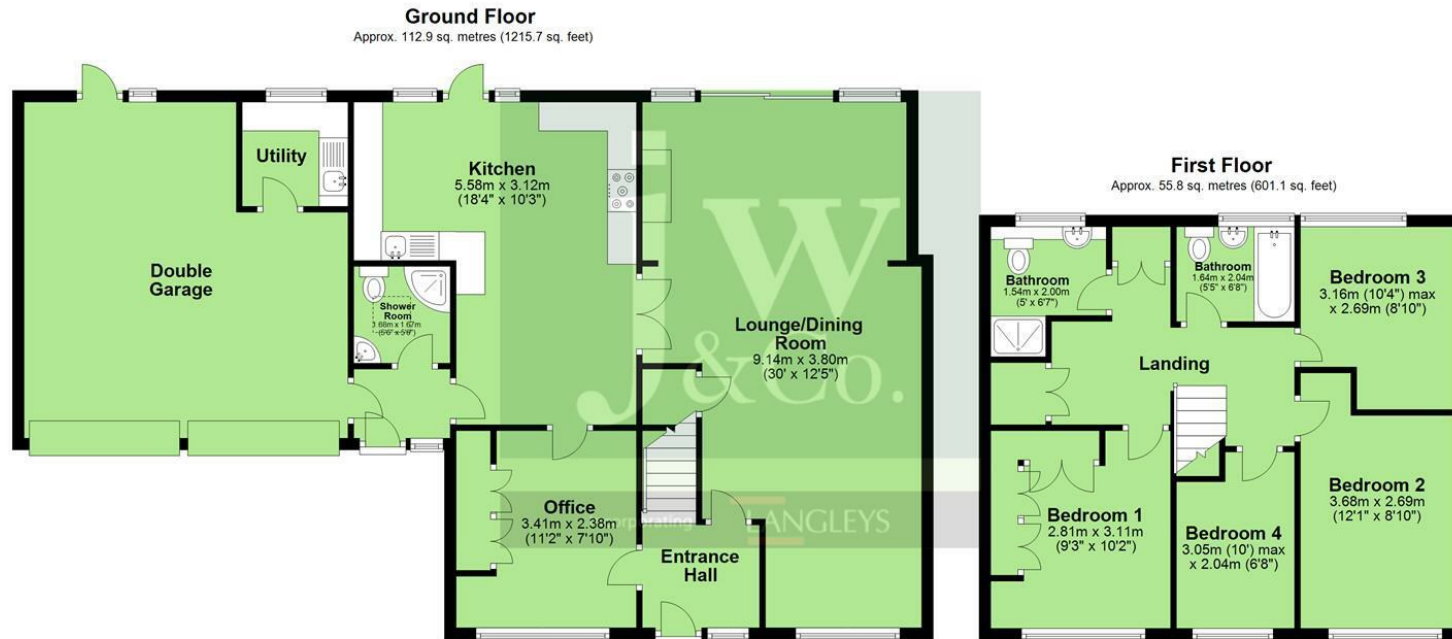
Cherry Tree Avenue

London Colney is a large village located in the civil parish of St. Albans, Hertfordshire, England. Situated near the River Colne and close to the M25 motorway, it serves as a residential area with a mixture of historic and modern features. Although it has a village atmosphere, it is closely connected to larger urban areas, including St. Albans, which is about 4 miles away.





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Total area: approx. 168.8 sq. metres (1816.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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