

Collyer Road

London Colney, AL2 1PD



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£550,000

- Three Bedrooms
 - End Terrace
- Spacious Downstairs Living Space
 - Two Bathrooms
 - Kitchen
 - Downstairs WC
- Private Rear Garden
 - Garage
- EPC Rating - D
- Council Tax Band - D





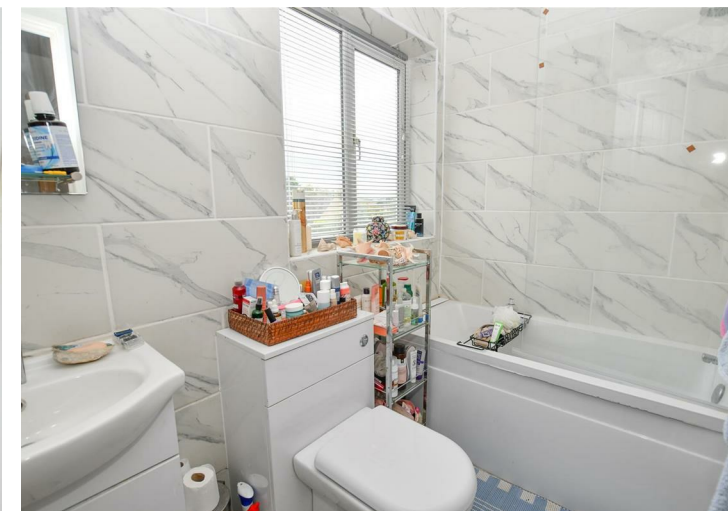
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JW & Co. Langleys are delighted to present this recently renovated three-bedroom end-terrace property, located in the quiet cul-de-sac of Collyer Road, London Colney. The ground floor offers versatile living space, featuring an open-plan living and dining area, along with a modern kitchen fitted with integrated appliances, and a convenient downstairs WC.

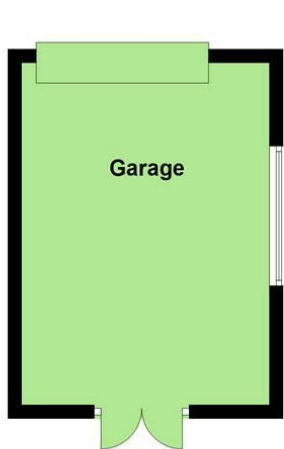
On the first floor, you will find two spacious double bedrooms, with the main bedroom benefiting from an en-suite bathroom, and a family bathroom accessible from the landing. The second floor features a loft room, which serves as the third bedroom, offering generous eaves storage.

Additional highlights of the property include side access to a private rear garden and a garage.



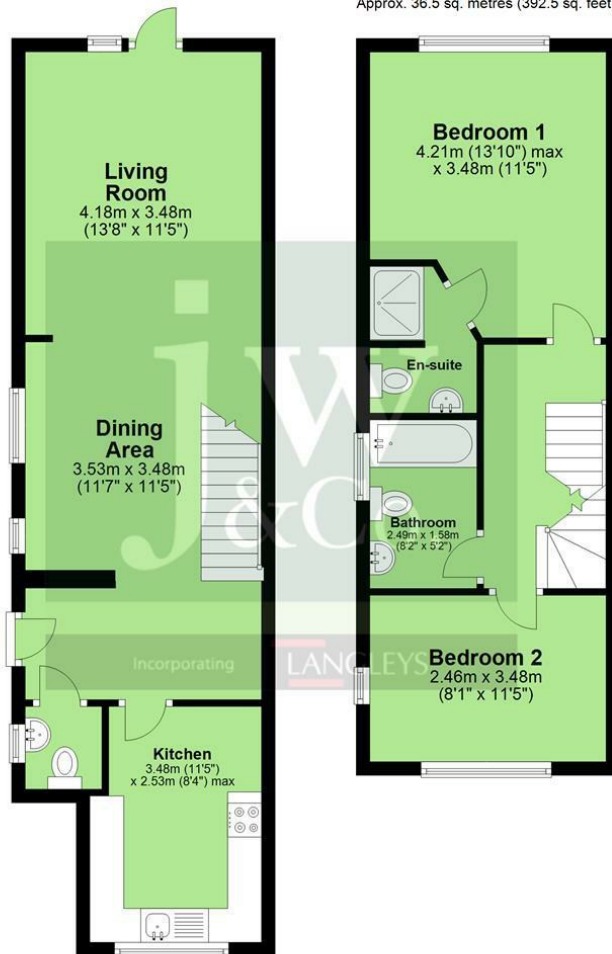
Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Second Floor

Approx. 17.0 sq. metres (182.9 sq. feet)



Total area: approx. 97.0 sq. metres (1044.6 sq. feet)



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- Entrance Hallway
- Downstairs WC
- Kitchen
11'5" x 8'3" (3.48 x 2.53)
- Dining Area
11'6" x 11'5" (3.53 x 3.48)
- Living Room
13'8" x 11'5" (4.18 x 3.48)
- Stairs Leading to First Floor
- Bedroom One
13'9" x 11'5" (4.21 x 3.48)
- En Suite
7'1" x 5'2" (2.16 x 1.58)
- Bedroom Two
8'0" x 11'5" (2.46 x 3.48)
- Bathroom
8'2" x 5'2" (2.49 x 1.58)
- Stairs to Second Floor
14'6" x 12'6" (4.44 x 3.83)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			
(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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