



Seaton Road

London Colney | Hertfordshire | AL2 1RL

£450,000



STEP INSIDE

Seaton Road

This delightful three-bedroom end-of-terrace Victorian cottage is brimming with character and perfectly positioned in a peaceful cul-de-sac just off the vibrant village High Street. With excellent transport links and local amenities nearby, this property offers both convenience and charm.

Immaculately presented, the home features bright and spacious interiors blending modern finishes with period character. The ground floor boasts an open-plan lounge/diner and a sleek, modern fitted kitchen. The first floor offers two generously sized bedrooms, a study, and a luxurious bathroom suite, while the second floor is dedicated to an impressive 18ft master bedroom.

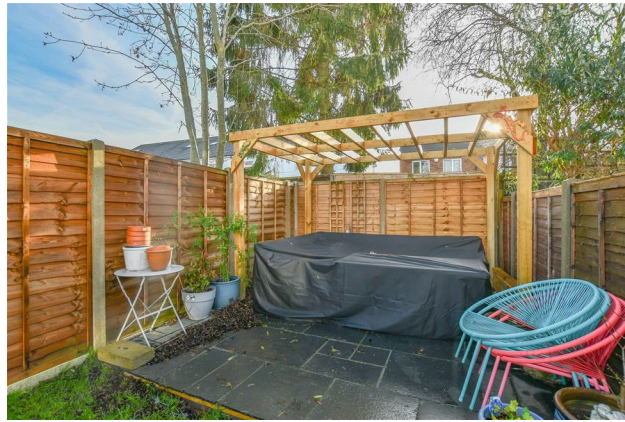
Outside, a beautifully maintained South-East-facing garden completes this exceptional home.

Don't miss this rare opportunity—view today!









STEP OUTSIDE

Seaton Road

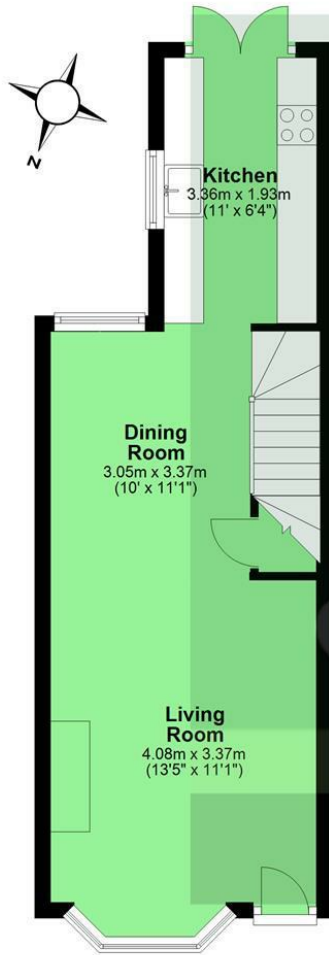
London Colney, AL2, offers the perfect blend of village charm and modern convenience. Nestled just outside St Albans, it provides a peaceful lifestyle while remaining well-connected to the city. With its excellent transport links, including easy access to the M25 and nearby rail services, London Colney is an ideal location for commuters. The area is also home to an array of local amenities, including shops, cafes, and restaurants, as well as The Colney Fields Shopping Park, offering everything you need close to home.

For those seeking leisure and green spaces, London Colney delivers in abundance. The picturesque River Colne and surrounding countryside provide plenty of opportunities for walks, cycling, and outdoor activities. Families benefit from a selection of well-regarded schools and community facilities, while the proximity to St Albans adds historical charm and additional dining and cultural options. London Colney truly offers the best of both worlds: a tranquil village atmosphere paired with urban accessibility.



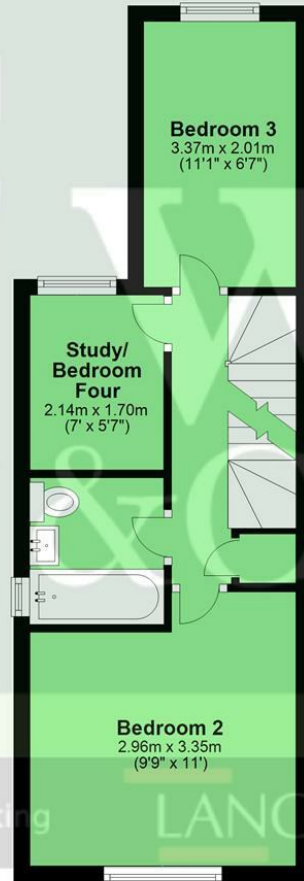
Ground Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



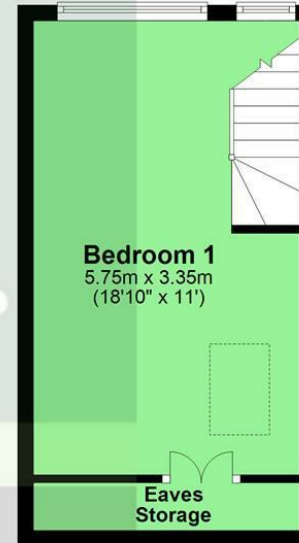
First Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.9 sq. feet)



Total area: approx. 84.6 sq. metres (910.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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