



## Peters Avenue

London Colney | | AL2 1NQ

£510,000





# STEP INSIDE

## Peters Avenue

Offered with a complete chain, this is a fantastic opportunity to acquire a fully modernized three-bedroom family home. Thoughtfully updated throughout by the current owners, the property is ready for immediate move-in, offering both convenience and style for any prospective buyer.

The interior boasts a welcoming entrance hallway leading into a bright and versatile lounge area, which can be closed off with tri-folding doors for added flexibility. The open-plan kitchen and dining area, complete with integrated appliances, provides the perfect space for family meals or entertaining guests. A rear conservatory offers additional living space, while a lean-to/utility area with a convenient downstairs WC adds practicality to the home. Upstairs, there are three well-proportioned bedrooms and a modern bathroom suite finished with contemporary fittings.

Externally, the property features a private rear garden with a landscaped patio area, ideal for outdoor relaxation or entertaining. At the front, a paved driveway offers off-road parking for two vehicles.

This home is highly recommended for internal viewing and is an excellent choice for first-time buyers or those seeking a smart investment opportunity.













# STEP OUTSIDE

## Peters Avenue

London Colney, situated in the district of St. Albans, Hertfordshire, offers a blend of suburban charm and excellent connectivity, making it an appealing place to call home. Nestled just a short drive from the historic city of St. Albans, this village combines the tranquillity of rural living with the convenience of urban amenities.

Residents enjoy access to a variety of green spaces, including Broad Colney Lakes Nature Reserve and the nearby picturesque countryside, perfect for walking, cycling, or simply unwinding in nature. The River Colne runs through the area, adding to its scenic appeal. For families, London Colney offers a selection of schools, local parks, and a strong sense of community, making it an ideal location to raise children.

The village benefits from an array of local amenities, including independent shops, cafés, restaurants, and a retail park hosting well-known brands. The vibrant St. Albans city center is just a few miles away, offering an extensive range of shops, cultural attractions, and its famous twice-weekly market.

London Colney is well-connected by road, with the M25, M1, and A1(M) nearby, providing easy access to London, Heathrow, and Luton Airports. For commuters, St. Albans City Station offers fast train services into central London, making this an excellent base for those working in the capital while enjoying the benefits of suburban life.

With its mix of convenience, green spaces, and community spirit, London Colney offers a lifestyle that appeals to professionals, families, and retirees alike.

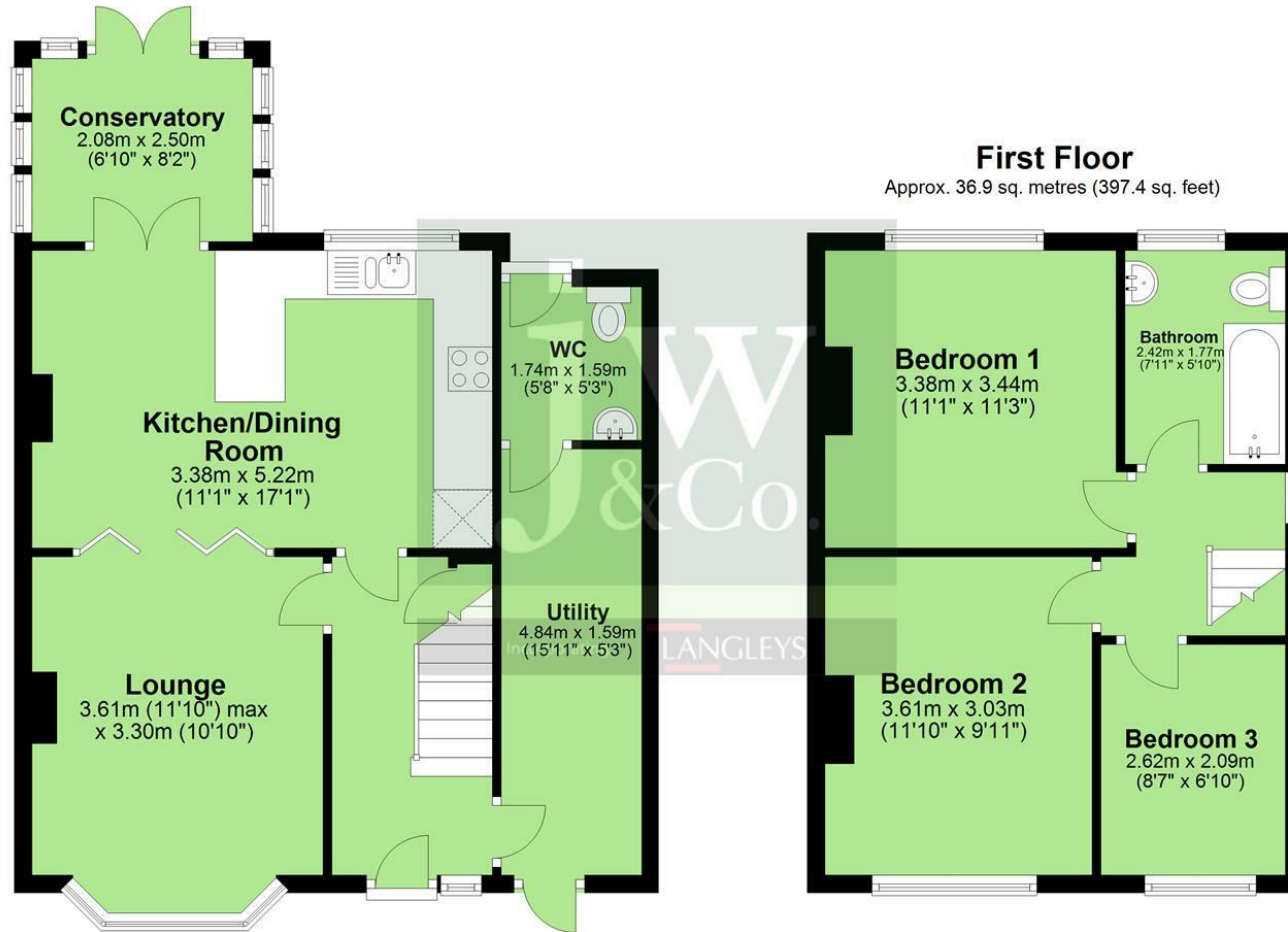






## Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 91.0 sq. metres (979.4 sq. feet)



John Whiteman & Company  
01727 844444  
stalbans@jwandco.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.

