



Five Acres

London Colney | Hertfordshire | AL2 1JB

£528,000



STEP INSIDE

Five Acres

Nestled in the desirable area of Five Acres, London Colney, this charming semi-detached house presents an excellent opportunity for families, young professionals, and investors alike. Boasting four well-proportioned bedrooms and two bathrooms, this freehold property offers ample space and great potential for extensions, making it a versatile choice for those seeking to personalise their living environment.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious living room, perfect for relaxation and entertaining. The ground floor features a convenient double bedroom with an en suite, alongside a well-equipped kitchen and a delightful conservatory, providing a bright and airy space to enjoy. Additionally, a lean-to offers valuable storage and a utility suite, enhancing the practicality of the home.

Venture upstairs to discover two double bedrooms and a single bedroom, complemented by a family bathroom that caters to the needs of the household. The property is further enhanced by a good-sized garden at the rear, ideal for outdoor activities and family gatherings, while the front driveway accommodates up to three vehicles, ensuring convenience for residents and guests.

Situated just a stone's throw from local amenities and highly regarded schools, this property is perfectly positioned for family life. With easy access to the London Colney shopping fields and major transport links including the M25 and M1, commuting and leisure activities are effortlessly within reach.

In summary, this semi-detached house in Five Acres is a fantastic opportunity for those seeking a spacious and adaptable home in a vibrant community. With its excellent location and potential for further development, it is a property not to be missed.









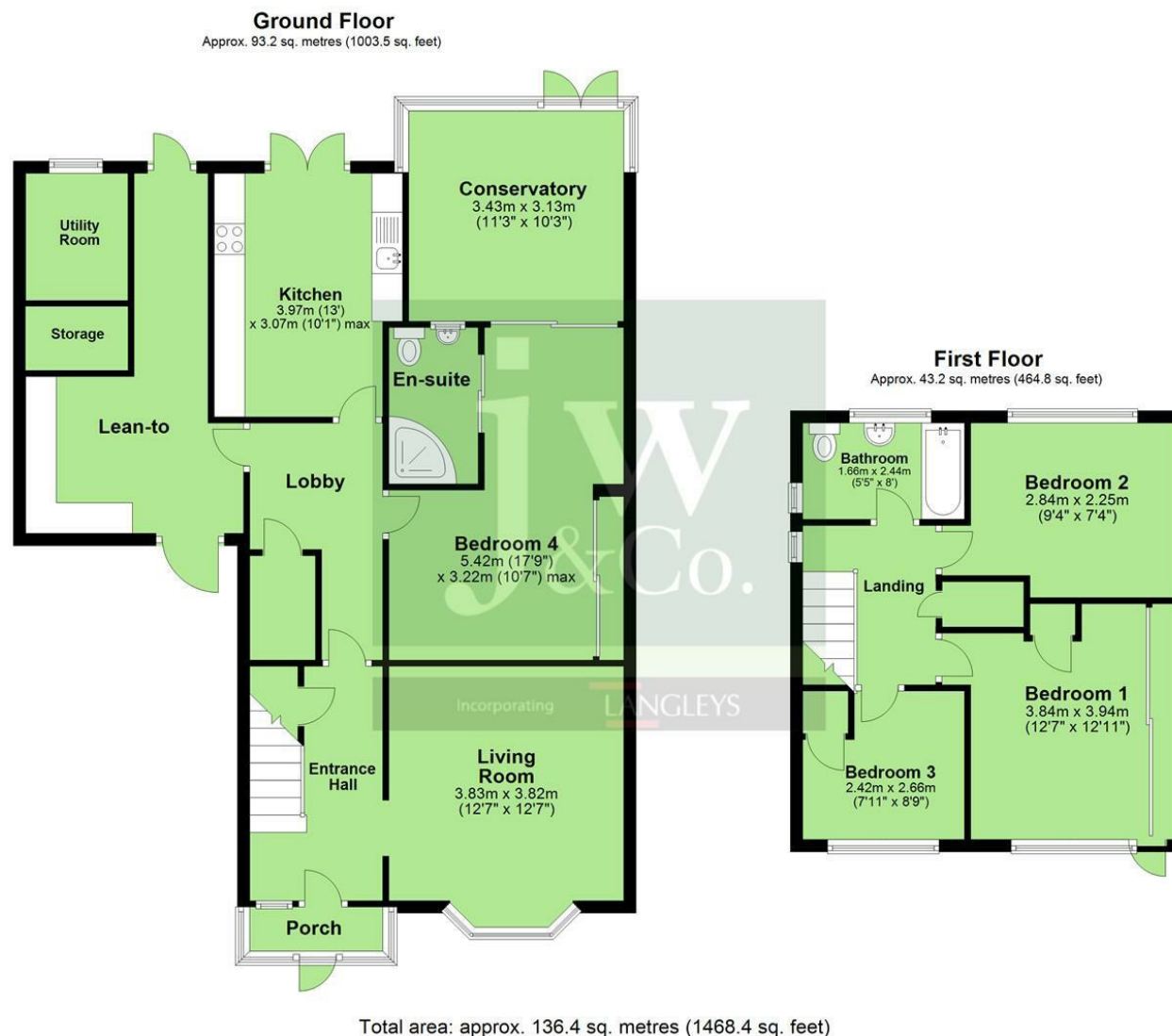
STEP OUTSIDE

Five Acres

Living along Five Acres, London Colney, AL2 1JB, offers a blend of suburban tranquillity and convenient access to modern amenities. Nestled within a peaceful residential area, this home enjoys a community-friendly atmosphere with local parks and green spaces nearby, perfect for outdoor activities or relaxing strolls. London Colney's vibrant village centre is within easy reach, offering a variety of shops, cafes, and pubs, while larger retail outlets at Colney Fields Shopping Park are just a short drive away. The area benefits from excellent transport links, including quick access to the M25 and A1(M), making it ideal for commuters. Families will appreciate the proximity to well-regarded schools and local services, ensuring a comfortable and practical lifestyle.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 