



Halsey Park

London Colney | AL2 1BH

£425,000



STEP INSIDE

Halsey Park

Nestled in the charming area of Halsey Park, London Colney, this delightful Chain Free two-bedroom mid-terrace house has been recently modernised to offer a comfortable and stylish living space. Ideal for first-time buyers or savvy investors, the property is conveniently located near excellent transport links and local amenities, including the popular London Colney Shopping Fields.

Upon entering, you are welcomed by an entrance hall that leads to a well-appointed integrated kitchen and a convenient downstairs W/C. The living room is generously sized, providing a perfect setting for relaxation and entertainment. Adjoining the living area is a bright conservatory, designed with thermal film to ensure a pleasant atmosphere year-round, keeping the space warm in winter and cool in summer.

Upstairs, you will find two double bedrooms, both offering ample space and natural light, along with a family bathroom that caters to all your needs. The property also features a utility cupboard, adding to the practicality of the home.

Externally, the property boasts a private rear garden, ideal for outdoor gatherings or quiet moments in the sun. A side alley provides easy access to and from the garden, enhancing the convenience of the layout. To the front, you will find two designated parking bays, ensuring that parking is never a concern, along with ample roadside parking for guests.

This modernised terraced house in Halsey Park presents an excellent opportunity for those looking to establish themselves in a vibrant community, with everything you need right at your doorstep. Don't miss the chance to make this lovely property your new home.









STEP OUTSIDE

Halsey Park

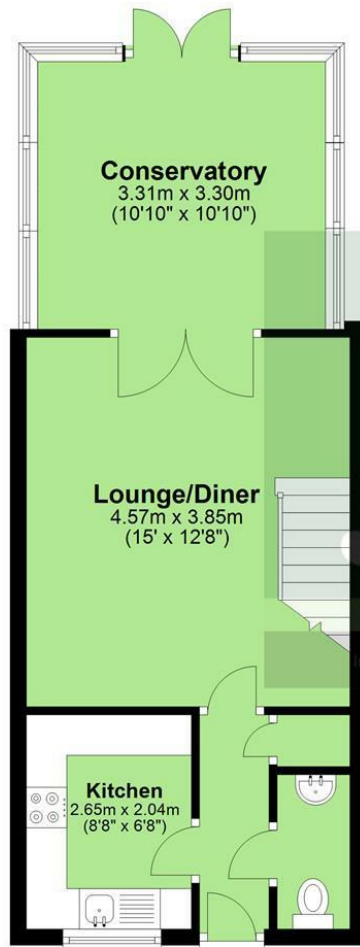
Living along Halsey Park, London Colney, offers a blend of suburban tranquillity and convenience in the historic area of St. Albans. The property is situated in a charming residential development, surrounded by well-maintained green spaces and a welcoming community feel. Just a short drive away, residents can enjoy the vibrant amenities of St. Albans city centre, including its historic cathedral, bustling markets, and an array of shops, restaurants, and cafes. The location is ideal for commuters, with easy access to major roadways such as the M25 and A1, and nearby train links to central London. With reputable schools, leisure facilities, and scenic walking trails along the River Colne, the area offers a balanced lifestyle for families, professionals, and retirees alike.





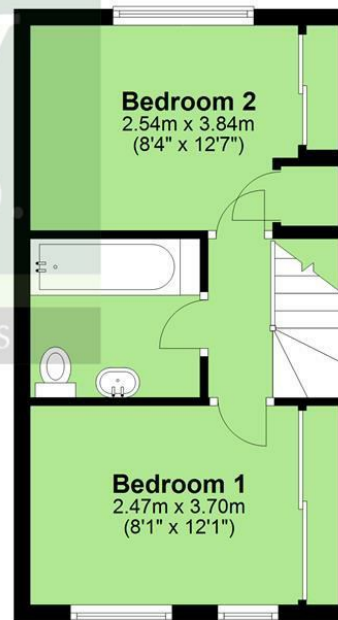
Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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

