



St. Annes Road

London Colney | Hertfordshire | AL2 1LJ

£425,000



STEP INSIDE

St. Annes Road

Charming Three-Bedroom Semi-Detached Home – Chain Free!

This well-presented three-bedroom semi-detached home, arranged over three floors, offers off-street parking, a paved rear garden with direct access to Broad Colney Lakes Nature Reserve, and is available chain free.

The ground floor features a convenient cloakroom with plumbing for a washing machine, a modern open-plan kitchen leading into the lounge, and access to a bright conservatory—ideal for relaxing or entertaining.

On the first floor, you'll find two bedrooms, one of which benefits from French doors opening onto a potential roof terrace.

The top floor hosts an additional bedroom and a stylish family bathroom, completing this inviting home.

A fantastic opportunity not to be missed—contact us today to arrange a viewing!







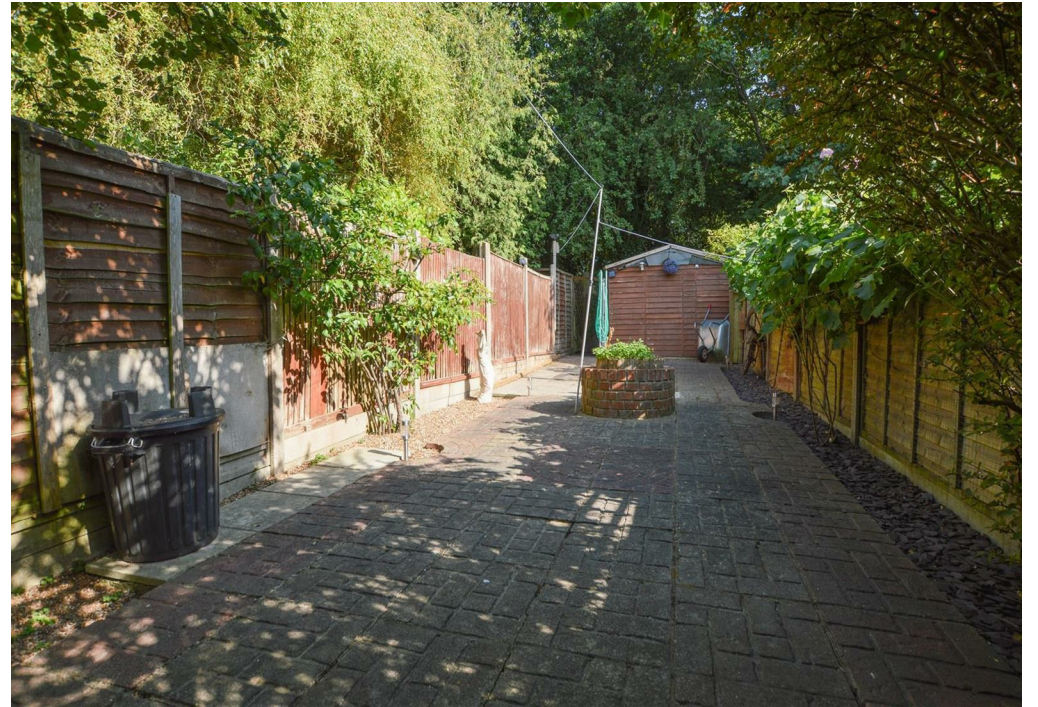


STEP OUTSIDE

St. Annes Road

London Colney is a charming and well-connected village that offers the perfect balance between suburban tranquillity and easy access to city life. Nestled on the outskirts of St Albans, it provides a peaceful setting with picturesque surroundings, including the stunning Broad Colney Lakes Nature Reserve and scenic walks along the River Colne. Residents benefit from a strong sense of community, with local shops, cosy cafés, and welcoming pubs creating a friendly and inviting atmosphere. The area also boasts excellent local schools and convenient amenities, making it a great choice for families and professionals alike.

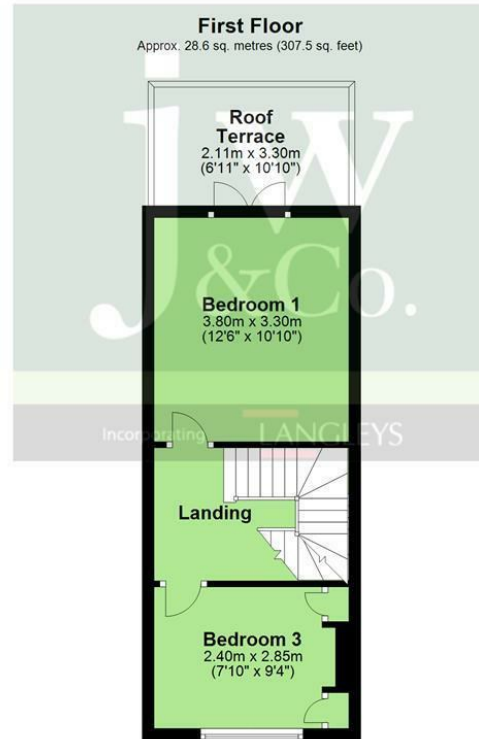
One of the key advantages of living in London Colney is its superb transport links. With the M25 and A1(M) just moments away, commuting to London and other key destinations is incredibly convenient. Nearby St Albans offers fast rail connections to London St Pancras International in under 20 minutes, making it ideal for those who work in the city but prefer a quieter place to call home. Additionally, major shopping destinations such as the Colney Fields Retail Park, featuring popular brands and supermarkets, ensure that everything you need is right on your doorstep. Whether you're looking for green spaces, great amenities, or excellent connectivity, London Colney offers an appealing and well-rounded lifestyle.



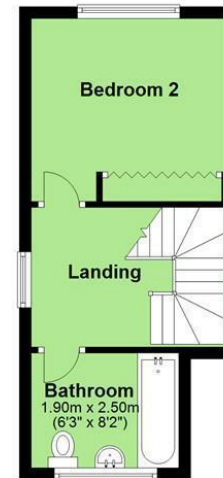
Ground Floor
Approx. 44.7 sq. metres (481.3 sq. feet)



First Floor
Approx. 28.6 sq. metres (307.5 sq. feet)



Second Floor
Approx. 23.4 sq. metres (251.6 sq. feet)



Total area: approx. 96.7 sq. metres (1040.4 sq. feet)



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 

