

# Kings Road

London Colney, AL2 1EP





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Guide Price £475,000

- Three Bedrooms
- Modern Fully Fitted Kitchen & Dining Area
  - Private Rear Garden
  - Off Street Parking
- Semi Detached House
- Gas Central Heating
- uPVC Double Glazed
- Popular Location
- Council Tax D
- Chain Free





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This stunning three-bedroom semi-detached home is perfectly positioned in a popular location, just moments from local shops and amenities.

Designed for comfortable modern living, the property features three bedrooms, a spacious and light-filled reception room, and a stylish kitchen and dining area ideal for entertaining. Outside, enjoy a private rear garden, a contemporary bathroom, and the convenience of off-street parking.

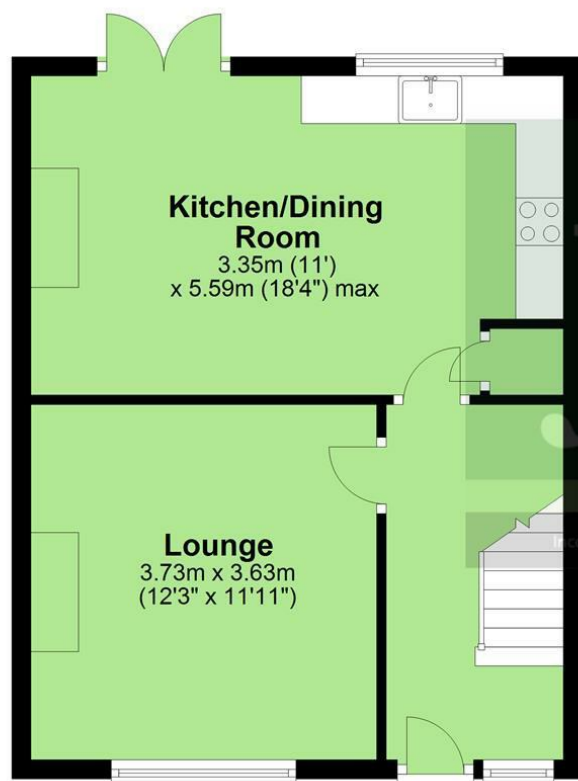
Offered chain-free, this is a fantastic opportunity not to be missed.





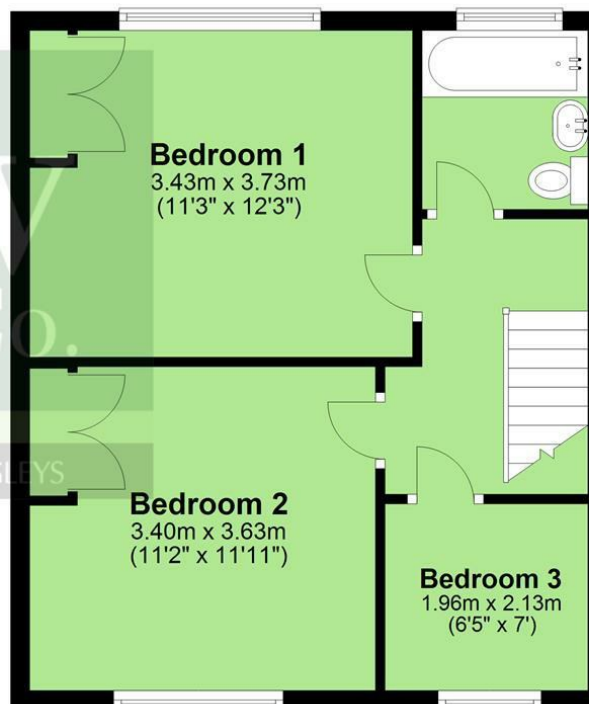
## Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 79.8 sq. metres (858.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>60</b>	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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