



## Broadlake Close

London Colney | Hertfordshire | AL2 1NS

£535,000



# STEP INSIDE

## Broadlake Close

Charming 3-Bedroom Linked Detached Home on Exclusive Broadlake Close

Nestled within the highly sought-after Broadlake Close, this delightful three-bedroom linked detached home offers a perfect blend of charm, space, and convenience. Situated on a private road, the property provides a peaceful retreat while remaining close to essential amenities and excellent transport links.

Upon entering, you are welcomed into a spacious entrance hall leading to a bright and inviting living room. The pre-existing garage has been thoughtfully converted into a separate dining room, which seamlessly connects to the conservatory, creating an ideal space for entertaining. The well-appointed kitchen, located just off the living room, provides ample storage and workspace.

Upstairs, you'll find two double bedrooms, a comfortable single bedroom, and a modern family bathroom.

To the rear, a south-facing garden acts as a true sun trap, offering a tranquil outdoor space to unwind. At the front, a private driveway accommodates two cars, with additional roadside parking available.

Conveniently positioned just a minute's drive from London Colney Shopping Fields, this home is perfect for those seeking both privacy and accessibility. The M25 is just five minutes away, and the M1 can be reached within ten minutes, making it ideal for commuters.

This charming property presents a wonderful opportunity to own a home in an exclusive and well-connected location. Contact us today to arrange a viewing!









# STEP OUTSIDE

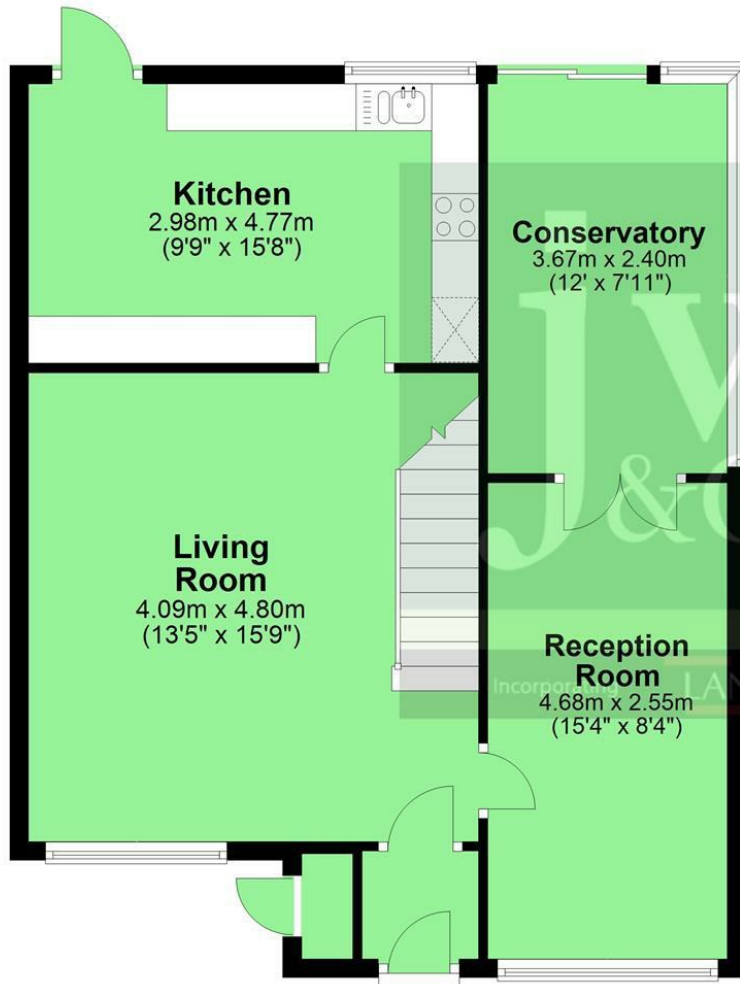
## Broadlake Close

London Colney is a charming village in Hertfordshire that offers the perfect blend of suburban tranquility and convenient access to urban amenities. Located just a short distance from St Albans, it provides residents with a peaceful, community-oriented lifestyle while still benefiting from excellent transport links to London and surrounding areas. With its picturesque riverside walks, green spaces like Broad Colney Lakes Nature Reserve, and a selection of local shops, cafes, and pubs, London Colney is an attractive option for families, professionals, and retirees alike.

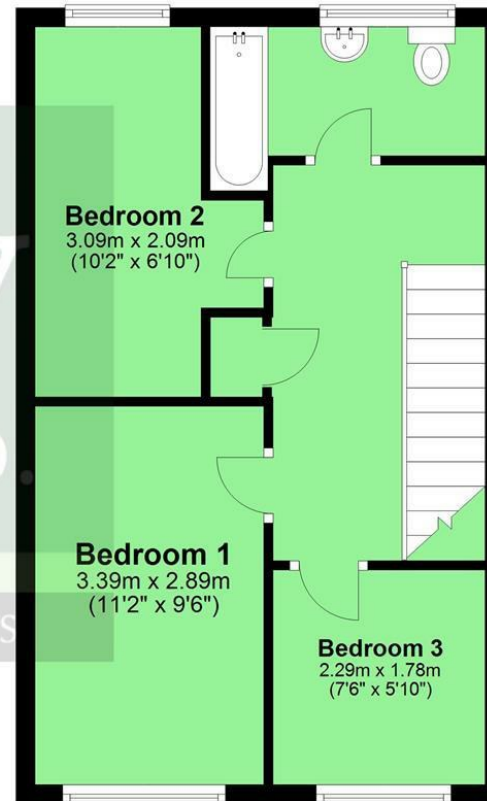
One of the key benefits of living in London Colney is its affordability compared to nearby St Albans, making it an appealing choice for those looking to enjoy a high quality of life without the premium price tag. The village boasts excellent schools, a strong sense of community, and a variety of leisure facilities, including a retail park with major brands. Additionally, its proximity to the M25, M1, and A1(M) ensures easy access to London, Luton, and beyond, making it ideal for commuters. Whether you're looking for a quiet yet well-connected place to settle or a vibrant local community to be part of, London Colney offers the best of both worlds.



## Ground Floor



## First Floor



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| 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>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

