



Bell Lane

London Colney | Hertfordshire | AL2 1DF

£400,000



STEP INSIDE

Bell Lane

Nestled in a picturesque setting, this charming character cottage seamlessly blends period charm with modern comfort. The heart of the home is a spacious open-plan living and dining area, perfect for relaxing or entertaining, leading to a well-appointed kitchen. Upstairs, two inviting bedrooms are complemented by a stylish modern family bathroom, while a loft conversion provides additional versatile space. Outside, a generous sun-trap garden offers a private retreat. Ideally located just moments from London Colney Shopping Fields and a stone's throw from major transport links, including the M25, this delightful home combines convenience with countryside charm.









STEP OUTSIDE

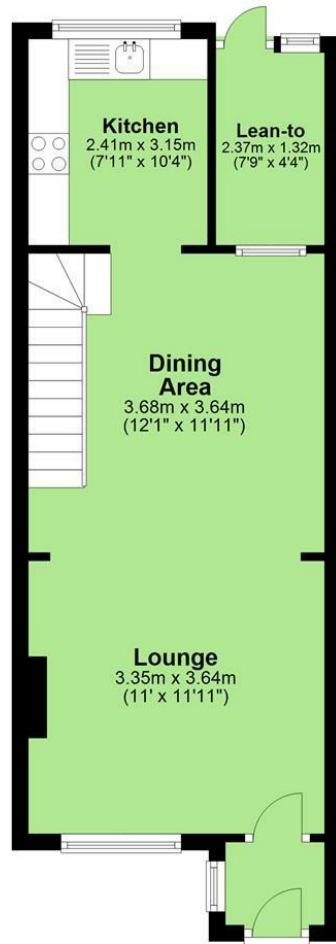
Bell Lane

Living at 3 Old Cottages, Bell Lane, London Colney, Hertfordshire, AL2 1DF offers a perfect balance of charming village life and modern convenience. This characterful cottage is set in a picturesque and peaceful location while benefiting from excellent transport links, including easy access to the M25 and A414, making commuting effortless. Just a short distance away, London Colney Shopping Fields provides a variety of retail and dining options, while nearby countryside walks and open green spaces offer a tranquil escape from city life. The local community is friendly and welcoming, with traditional pubs, cafes, and essential amenities within easy reach. Whether you're drawn to the home's period charm, its spacious garden, or its ideal location for both work and leisure, 3 Old Cottages delivers a relaxed yet well-connected lifestyle.





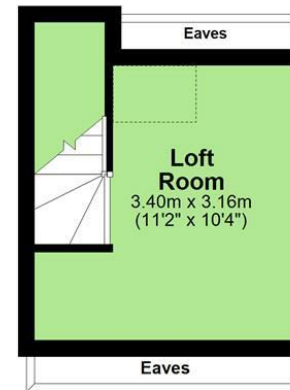
Ground Floor
Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor
Approx. 30.5 sq. metres (327.9 sq. feet)



Second Floor
Approx. 14.5 sq. metres (155.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F	8	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

