



Manor Road

London Colney, AL2 1PP

£2,000 PCM

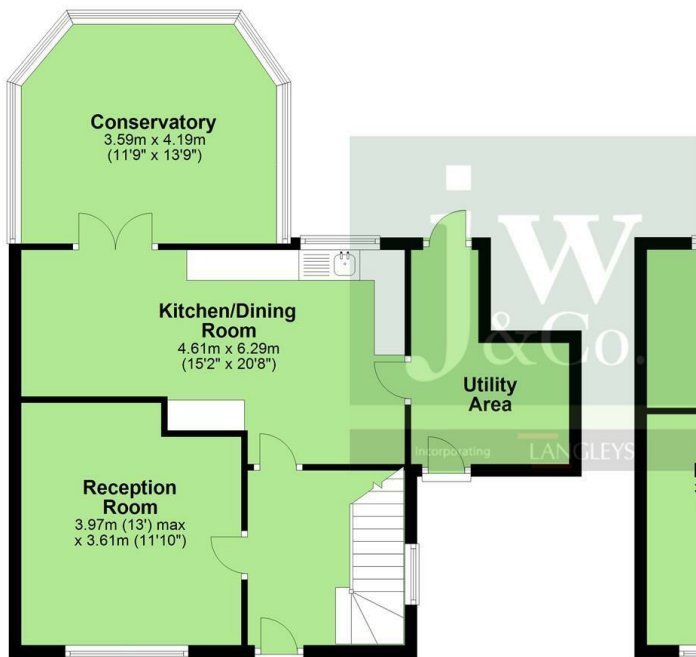
- Available May 2025
- Three Bedrooms
- Private Rear Garden
- Driveway With Parking For Two Cars
- Living Room, Dining Room & Conservatory
 - Separate W/C and Utility Room
 - Gas Central Heating
 - Popular Location
- Close To Good Schools & Local Amenities
- Council Tax Band D



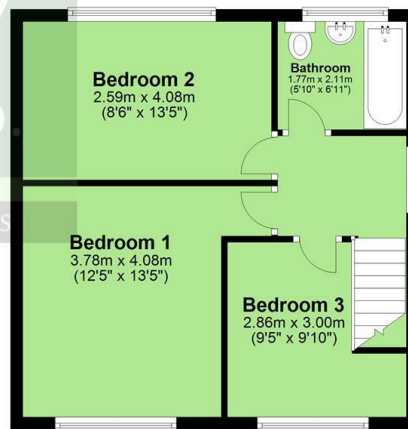
JW&Co St Albans
3 London Road, St Albans, Hertfordshire, AL1 1LA
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Ground Floor
Approx. 61.6 sq. metres (663.1 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 102.4 sq. metres (1101.7 sq. feet)

LIVING ROOM:
3.97 x 3.61 (13'0" x 11'10")

KITCHEN:
3.6 x 2.8 (11'9" x 9'2")

DINING ROOM:
3.5 x 2.9 (11'5" x 9'6")

CONSERVATORY:
4.19 x 3.59 (13'8" x 11'9")

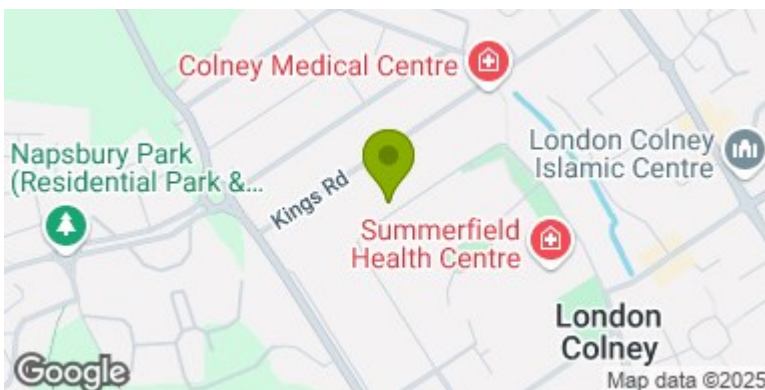
BEDROOM ONE:
4.08 x 3.78 (13'4" x 12'4")

BEDROOM TWO:
4.08 x 2.59 (13'4" x 8'5")

BEDROOM THREE:
3 x 2.86 (9'10" x 9'4")

BATHROOM:
1.77 x 2.11 (5'9" x 6'11")

PRIVATE REAR GARDEN:



Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	71
England & Wales	
EU Directive 2002/91/EC	

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