



Aubrey Avenue

London Colney | AL2 1NE

£550,000



STEP INSIDE

Aubrey Avenue

Spacious 4-Bedroom End of Terrace Home | Aubrey Avenue, London Colney

Situated on the sought-after Aubrey Avenue in London Colney, this well-presented four-bedroom end of terrace home offers generous living space, versatile accommodation, and a sun-filled garden – perfect for families or investors alike.

Upon entering, you're welcomed into a bright entrance hall leading to a side family room currently set up as a fifth bedroom, complete with its own en-suite bathroom, offering flexibility for guests, older relatives, or rental opportunities. The property also boasts a separate lounge, a spacious fully equipped kitchen, and a dedicated dining room with double doors opening out to a large decked patio and beautifully maintained garden, ideal for entertaining or relaxing in the sun.

Upstairs, you'll find three well-proportioned double bedrooms, including a master with en-suite, a modern family bathroom, and a fourth single bedroom – perfect for a home office or nursery.

To the front, a generous driveway provides off-street parking for up to three cars, with ample roadside parking also available. The property is move-in ready, within walking distance to local amenities, schools, and just a short drive from Colney Fields Shopping Park.

This is a fantastic opportunity for growing families or investors looking to expand their portfolio in a thriving, well-connected location.









STEP OUTSIDE

Aubrey Avenue

Living at 38 Aubrey Avenue in London Colney, St Albans (AL2 1NE) offers a peaceful, well-connected lifestyle in a friendly village setting. Surrounded by green spaces like the River Colne and Broad Colney Lakes, it's perfect for those who enjoy nature and outdoor walks. The area features a variety of local shops, takeaways, pubs, and nearby Colney Fields Retail Park with major stores like Sainsbury's and Marks & Spencer. Families benefit from three local primary schools rated 'Good' by Ofsted, and access to excellent secondary schools in nearby St Albans. The location also boasts strong transport links via the M25 and regular bus routes, with direct Thameslink rail services into London from nearby St Albans and Borehamwood. For leisure, residents enjoy access to Cotlandswick Leisure Centre, local football with London Colney FC, and proximity to Arsenal and Watford FC training grounds, making it a well-rounded spot for convenience, community, and recreation.



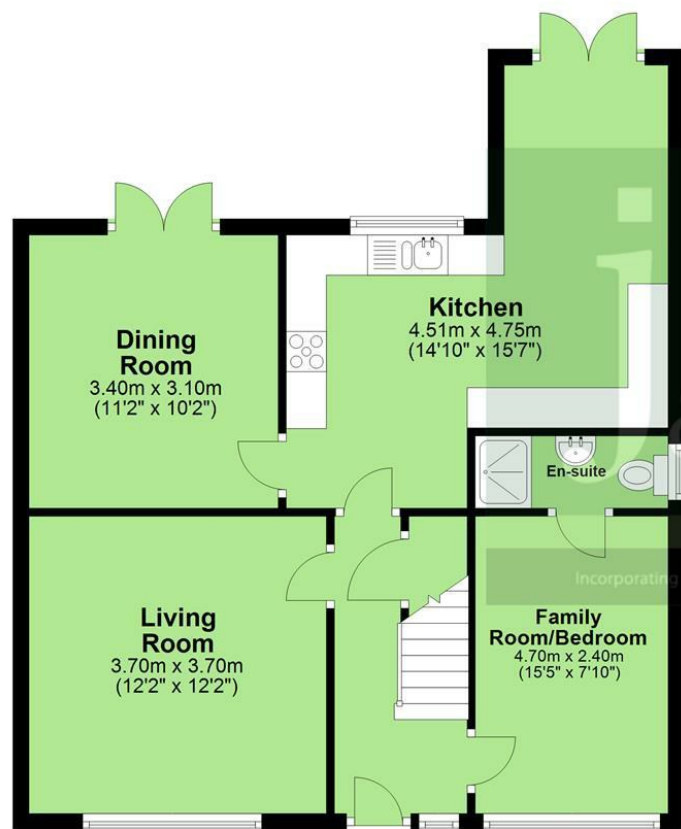




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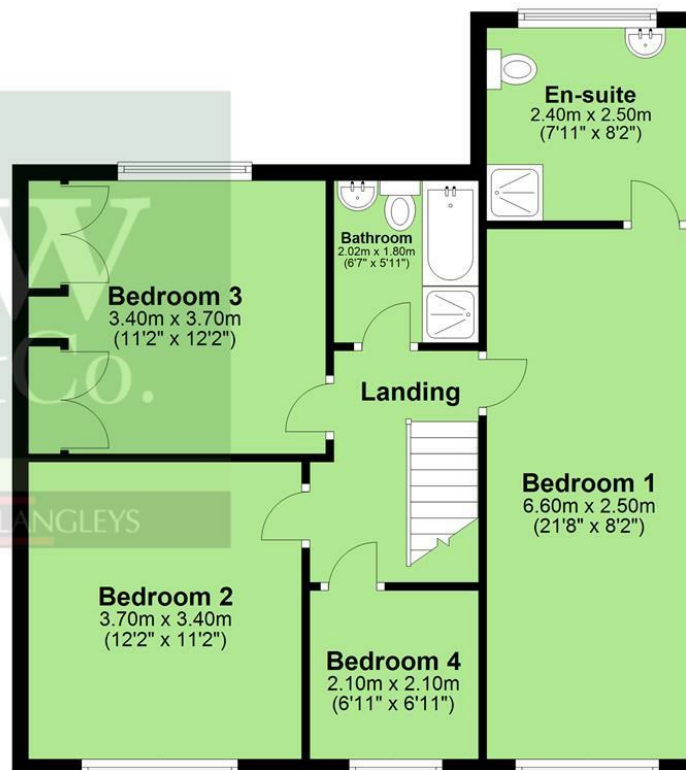
Ground Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.7 sq. feet)



Total area: approx. 127.8 sq. metres (1375.1 sq. feet)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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	

