



Sanders Close

London Colney | Hertfordshire | AL2 1NZ

£360,000



STEP INSIDE

Sanders Close

JW&Co are pleased to bring to market this well-presented two double bedroom ground floor maisonette, benefiting from a generous private rear garden and its own entrance, set in a quiet cul-de-sac just off St Annes Road in the heart of London Colney.

The property offers spacious and comfortable living throughout, ideal for first-time buyers, downsizers, or investors. The accommodation includes an entrance hall, a bright lounge, two well-proportioned double bedrooms—both recently updated by the current owners—a modern bathroom, and an updated kitchen with direct access to the rear garden. There's also useful internal storage and an additional external storage unit.

Conveniently located within walking distance of local shops, schools, and parks, the property also offers excellent access to the M25 and M1, as well as nearby transport links into St Albans and central London.

A great opportunity to secure a smart and well-maintained home in a popular and well-connected location.









STEP OUTSIDE

Sanders Close

Living at 35 Sanders Close, London Colney, St Albans, AL2 1NZ offers a comfortable and well-connected suburban lifestyle. Set within a peaceful cul-de-sac in the heart of London Colney, the home benefits from a strong community atmosphere while remaining just a few miles from the historic city of St Albans. The area is popular with commuters, offering easy access to the M25 and M1, as well as nearby train stations like St Albans City and Park Street, providing quick links into London.

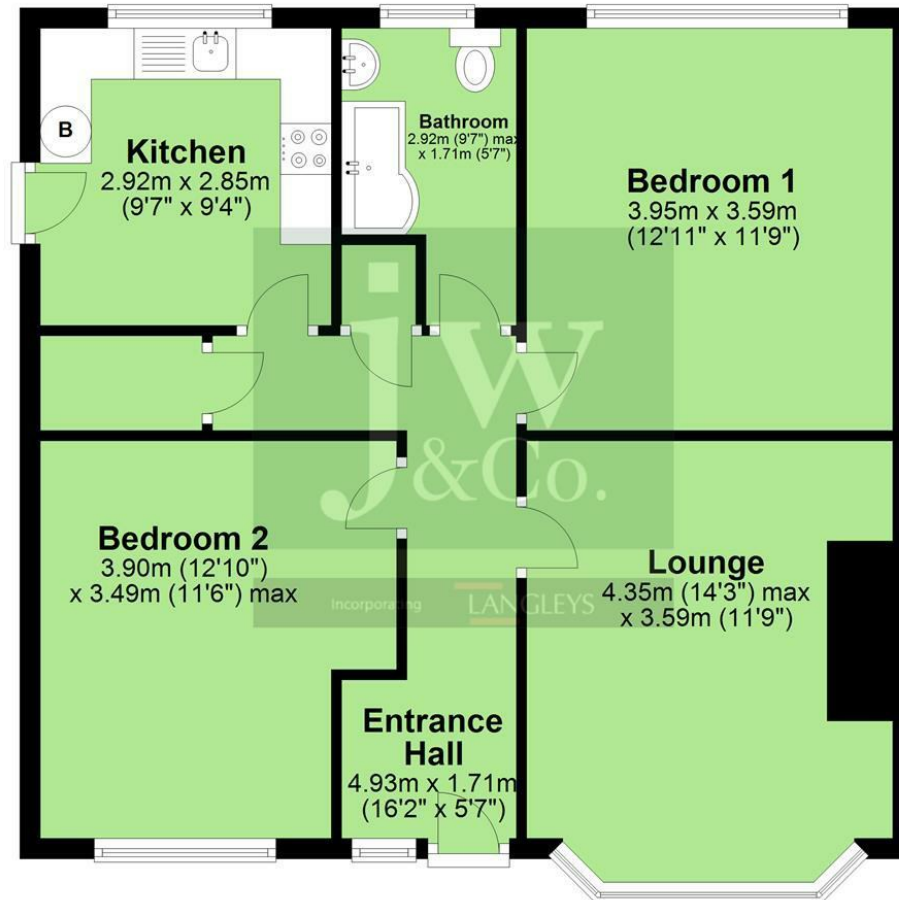
Residents enjoy a good mix of local amenities including a retail park, pubs, supermarkets, and healthcare services like the nearby Summerfield Health Centre. For families, the area is well-served by schools—such as Saint Bernadette Primary and London Colney Primary within walking distance, and several reputable secondary schools close by.

Nature and green space are a big draw, with riverside walks, local parks, and the River Colne providing scenic spots for leisure. The renowned Arsenal Training Centre is also nearby, giving the area a unique sporting connection. London Colney offers a friendly village atmosphere, with St Albans just a short trip away for an even wider choice of cafés, restaurants, and shopping.



Ground Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 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	74	77
(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 	

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