



 2
Bedrooms

 1
Bathroom



This newly redecorated ground floor flat offers two bedrooms, one bathroom, and a reception room. Situated in a purpose-built block, the property features off-road parking, a garden, and resident parking. Located near the London Colney Nature Reserve, it provides convenient access to local amenities.

In the desirable area of London Colney, this ground floor flat at Wyedale offers a comfortable living space with two bedrooms, one bathroom, and a reception room. The property is part of a purpose-built block and has been newly redecorated, providing a fresh and modern feel throughout.

The flat features a well-appointed kitchen with modern appliances, including an integrated oven and hob, and space for a washing machine. The kitchen's sleek design is complemented by ample storage space and a large window that allows plenty of natural light to flood the room.

The reception room is spacious and versatile, suitable for both relaxation and entertaining. Large windows with blinds offer privacy while allowing light to brighten the space. Both bedrooms are well-sized, with neutral decor and carpeting, creating a blank canvas for personal touches.

The bathroom is fitted with a contemporary suite, including a bath with an overhead shower, a washbasin, and a toilet. The clean, white tiles enhance the sense of space and cleanliness.

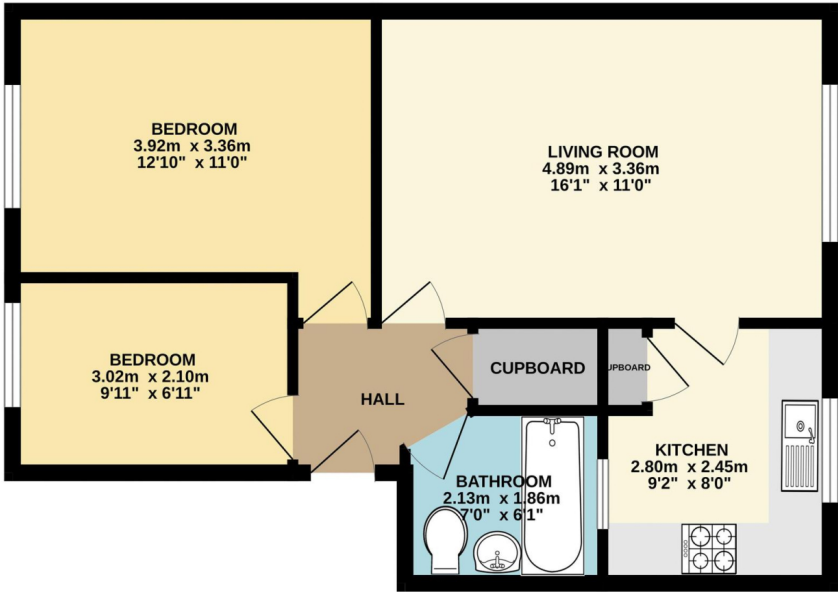
Externally, the property benefits from a garden area, providing a pleasant outdoor space for residents. Off-road parking and resident parking are available, ensuring convenience for vehicle owners.

Situated near the London Colney Nature Reserve, the flat offers easy access to green spaces and walking trails. The location also provides convenient access to local shops, schools, and public transport links, making it an ideal choice for those seeking a balance between urban living and natural surroundings.

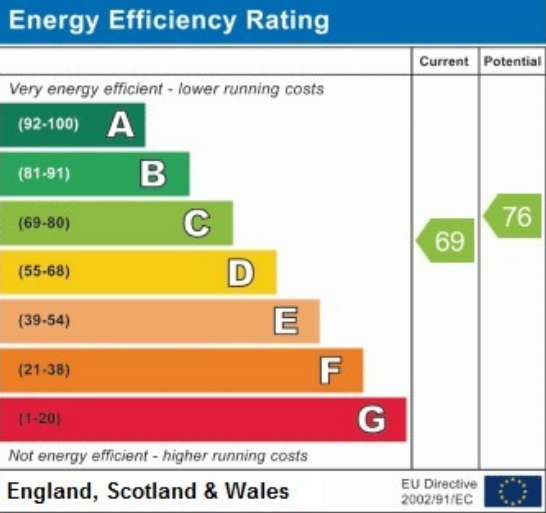
The property has an energy efficiency rating of C, with a current score of 69 and a potential of 76, indicating moderate energy costs and room for improvement in efficiency.

Overall, this property offers a practical and well-located living space in London Colney, with essential amenities and transport links nearby.

GROUND FLOOR
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA: 49.2 sq.m. (530 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
24 Wyedale, London Colney

