

**FOR SALE**



**2 Bedroom House, High Street, London Colney**  
**Asking Price Of £400,000**

  
**MARTIN&CO**



# High Street, London Colney

Asking Price Of £400,000

An attractive 2 bedroomed character cottage situated on the High Street in the popular village of London Colney.

- Central Village Location
- Potential to extend subject to planning
- Large front garden with potential for off street parking
- Outside Office Room with power and Wi-Fi

Martin & Co are pleased to present this 2 bed terraced character cottage located on the High Street in the popular village of London Colney with its range of shops and amenities including the popular Colney Fields shopping development.

The property is set back from the road with a front garden where space for one car could be made. A partly glazed front door opens into the front reception room with an attractive fireplace and shutters to the window. An internal door leads to the dining room, again featuring a character fireplace and handy under-stairs storage.

The kitchen comprises of a range of floor and wall units with a free standing gas oven and an external door leading to the rear garden.

The first floor has a double bedroom to the front with decorative fireplace and shutters to the window and a second double bedroom at the back of the property again with an attractive fireplace and built in cupboard.





The large bathroom has a full size bath with overhead shower. The double size airing cupboard also houses the combi gas boiler.

The loft space is accessed via a hatch on the first floor landing.

The garden has a paved area and lawn with flowerbed borders and a large timber shed which is currently set up as an office and music room with both power and wi-fi. There is also an additional storage shed to the side.

EPC rating - C

Council Tax banding - D (£2117p/a)

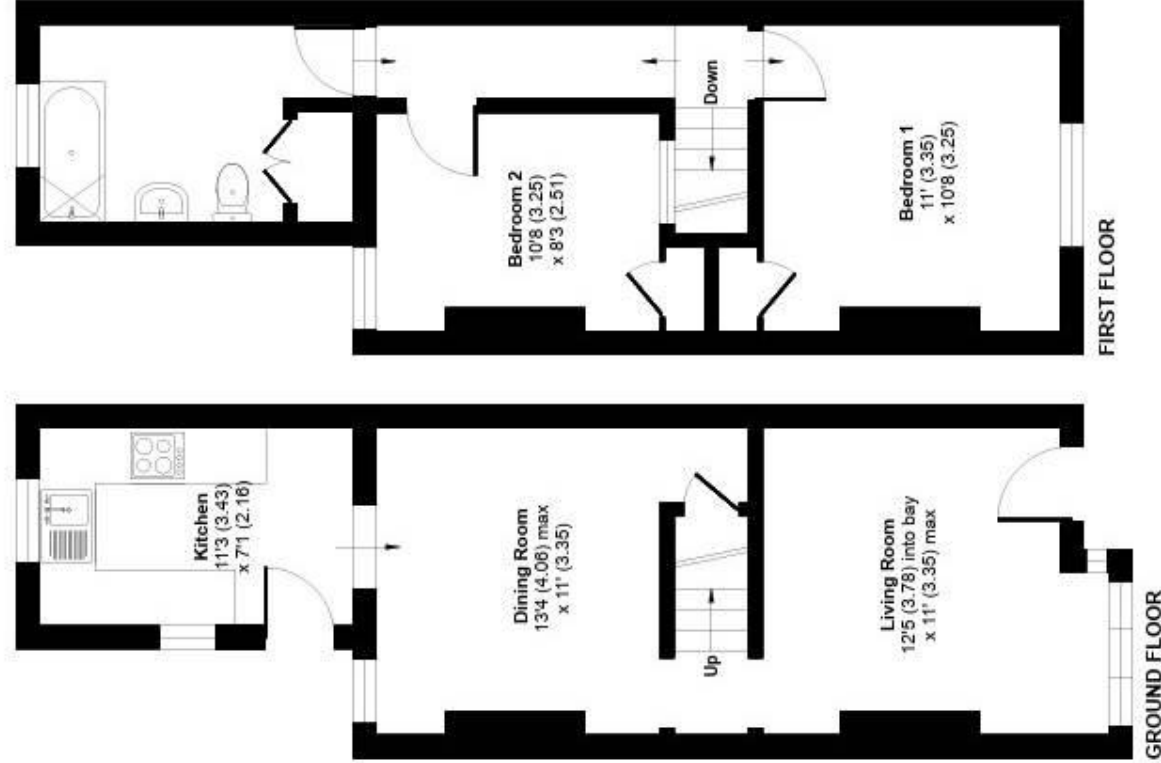
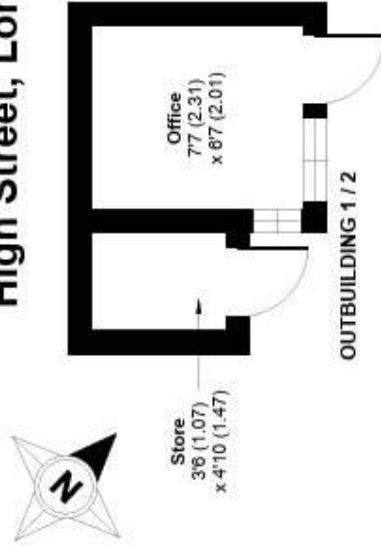
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# High Street, London Colney, St. Albans, AL2

Approximate Area = 720 sq ft / 66.8 sq m  
Outbuildings = 67 sq ft / 6.2 sq m  
Total = 787 sq ft / 73 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Crackacom 2023. Produced for Martin & Co. REF: 1046825



## Martin & Co St Albans

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