



19, St. Annes Road, St. Albans  
AL2 1LQ  
Guide Price £620,000



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## 19 St. Annes Road, London Colney, St. Albans, Hertfordshire, AL2 1LQ

Steven Oates are delighted to offer for sale this Extended 1930 Semi Detached house situated in a sought-after road close to open countryside and within easy reach of the Village centre. The property has great potential to extend further STPP and stands on a good-sized plot with ample parking for 4/5 vehicles. Features include flexible family accommodation with 3/4 bedrooms, living room with log burner connecting into dining room leading into conservatory, modern extended kitchen leading on to 90ft approx. rear garden. The first floor comprises of 3 bedrooms and modern fitted bathroom. The garden is approximately 90ft with large patio area ideal for entertaining and socialising, stepping up to attractive lawned area with shrubs and boarder.

London Colney is a picturesque village well positioned for road networks and is within striking distance of major motorway networks, including the M1, M25 and A1 as well as fast mainline train links from St Albans station to St Pancras International/Kings Cross Station. The area is serviced with a variety of local amenities, pubs, schools and near by Broad Colney Lakes Nature Reserve, ideal for countryside walks.





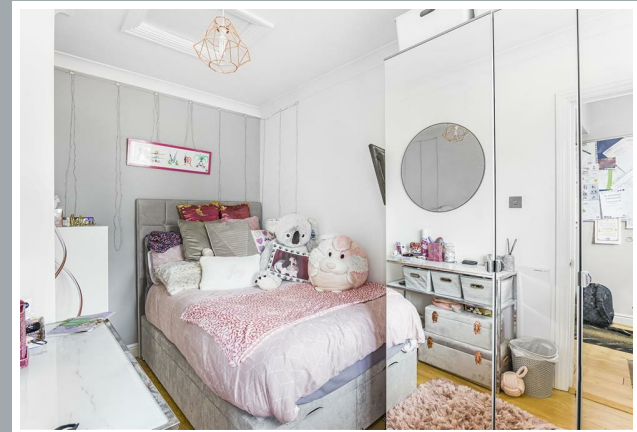
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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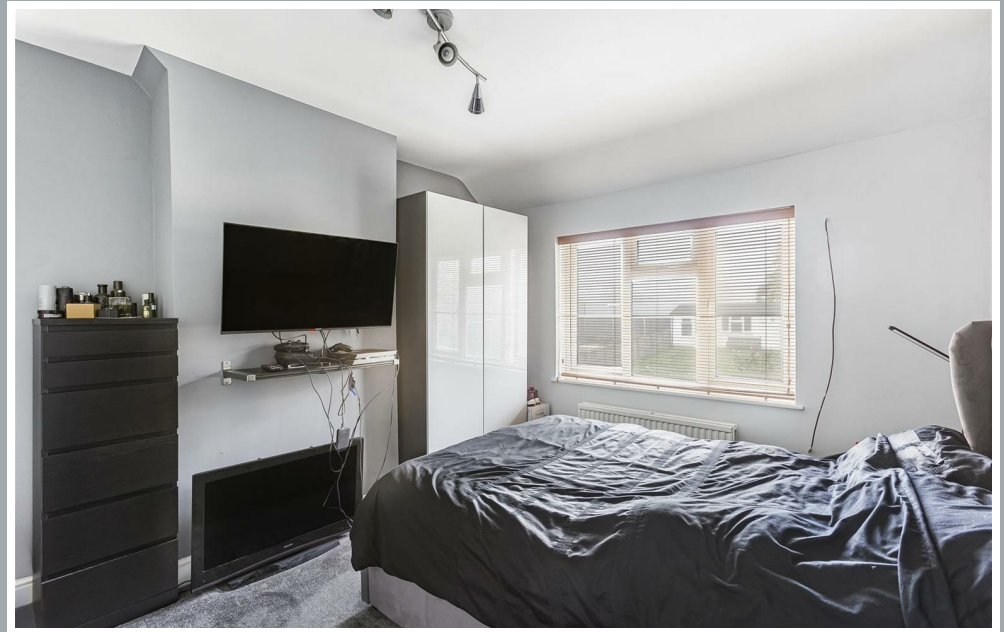
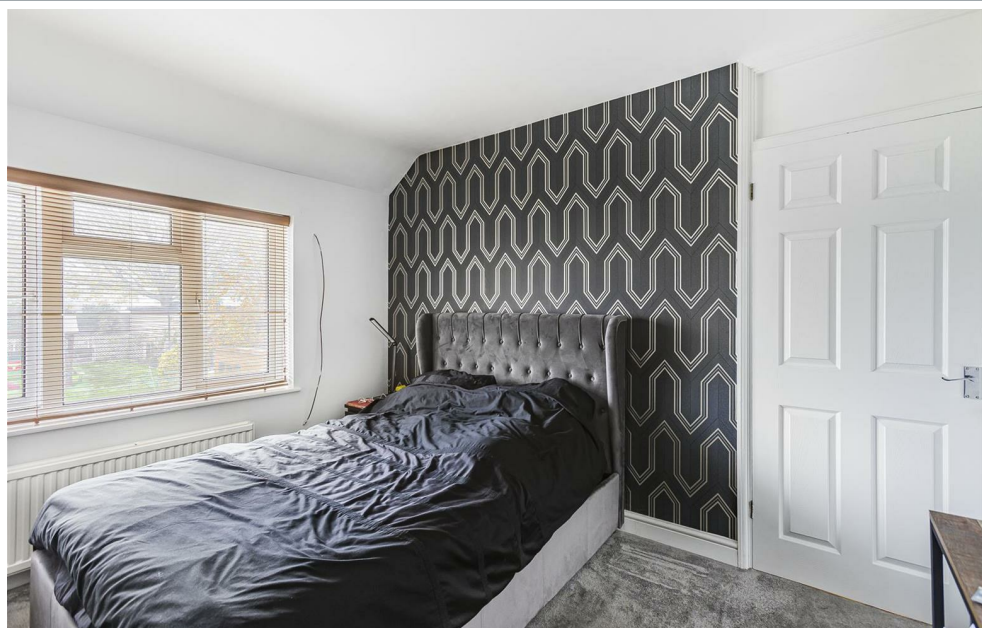


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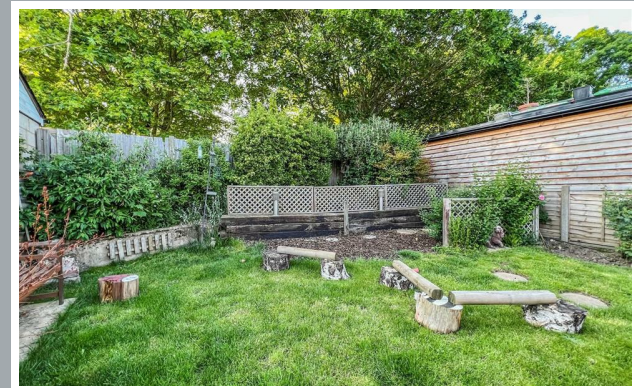






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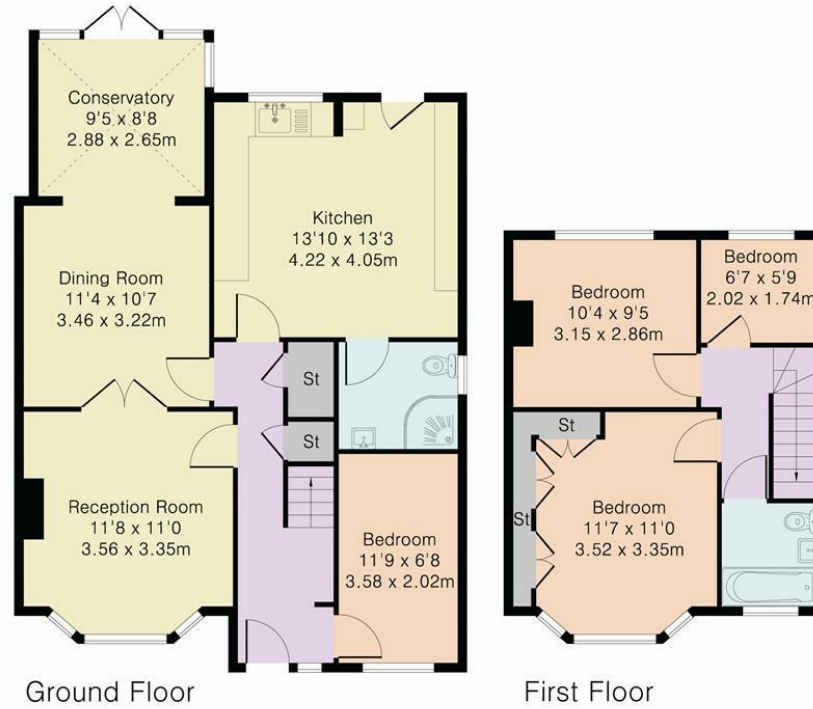




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Approximate Gross Internal Area 1171 sq ft – 109 sq m  
Ground Floor Area 795 sq ft – 74 sq m  
First Floor Area 376 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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