

**Bullens Green Lane, Colney Heath, AL4 0QR**

**Price: £399,950**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**We are delighted to offer for sale this absolutely charming 2 bedroom cottage situated in this lovely village on the Eastern side of St Albans. Benefits include a bright through lounge dining room, kitchen, upstairs shower room, off street parking for one car and a beautiful approx. 50ft cottage style garden with summerhouse/office. Viewing highly recommended.**

- CHARMING 2 BEDROOM COTTAGE
- VILLAGE LOCATION
- BRIGHT THROUGH LOUNGE/DINING ROOM
- UPSTAIRS SHOWER ROOM
- 50FT COTTAGE STYLE REAR GARDEN
- SUMMERHOUSE/OFFICE
- OFF STREET PARKING FOR ONE VEHICLE
- CLOSE TO AMENITIES

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

SITING ROOM  
DINING ROOM  
KITCHEN  
2 BEDROOMS  
SHOWER ROOM

OUTBUILDING (OFFICE)  
OUTBUILDING (SHED)  
50FT COTTAGE STYLE REAR GARDEN  
OFF STREET PARKING FOR ONE CAR

### **LOCATION**

Bullens Green Lane located in Colney Heath is situated on the eastern side of St Albans and village amenities include a shop, post office and public house as well as a JMI school. Colney Fields Retail Park is within easy reach and St Albans is around five miles away, where there are an excellent range of shops and restaurants, and the city station provides fast rail links to central London. Welham Green station is also a five minute drive away with easy access to Finsbury Park and Moorgate.

### **LOCAL AUTHORITY**

Welwyn Hatfield

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band D

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

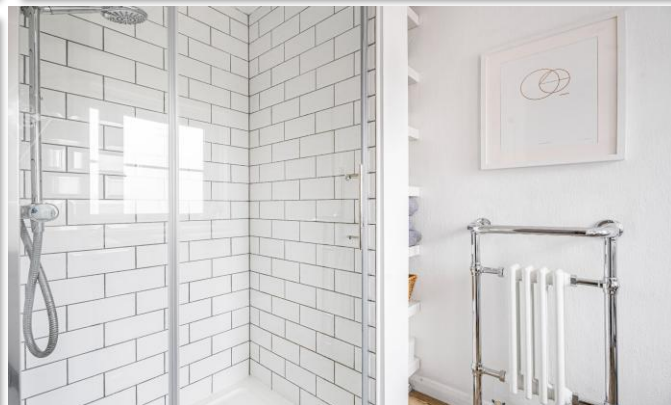


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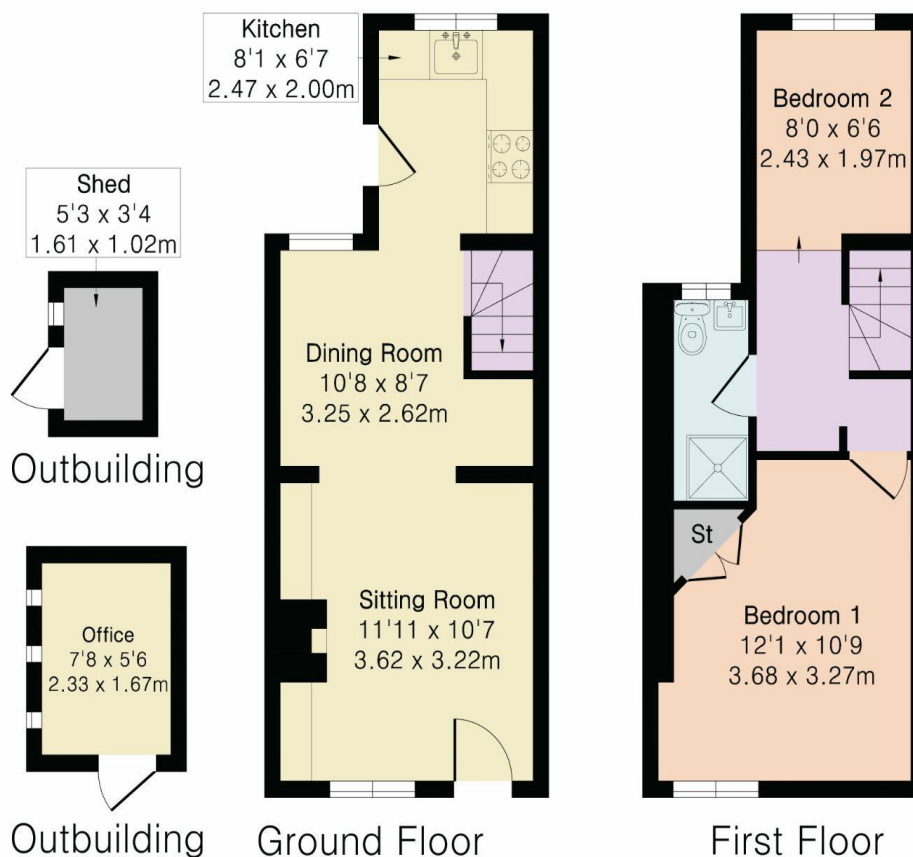
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**Approximate Gross Internal Area 560 sq ft - 52 sq m**  
**(Excluding Outbuilding)**

Ground Floor Area 284 sq ft – 26 sq m

First Floor Area 276 sq ft – 26 sq m

Outbuilding Area 60 sq ft – 6 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 practice. 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.

