



**22 Farm Crescent, London Colney, St. Albans, AL2 1UQ**  
**£1,075,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry offers this SIX BEDROOM DETACHED HOUSE in the beautiful Napsbury park area. Property features master bedroom with walk in wardrobe and large en-suite, large garden, double garage, lounge, and dining room. Potential to extend STPP( previously granted but expired). Viewing recommended.



- SIX BEDROOM DETACHED HOUSE
- SITUATED IN THE BEAUTIFUL NAPSURY AREA
- LOUNGE
- KITCHEN
- DOUBLE GARAGE
- LARGE GARDEN
- TWO ENSUITES AND FAMILY BATHROOM
- IMPRESSIVE MASTER BEDROOM WITH WALK IN WARDROBE AREA
- FREEHOLD
- COUNCIL TAX BAND F - ST ALBANS COUNCIL



Grey anthracite composite front door opening into:

### HALLWAY

Double radiator. White wooden double glazed window to front. Under stairs bespoke built in storage offering hanging and slide out drawers. Further storage cupboard offering hanging and light. Cupboard also houses the alarm panel (this is a main power alarm with battery back up). Wood effect laminate flooring. Stairs to first floor.

### DINING ROOM

Single radiator. White wooden double glazed window to front. Wood effect laminate flooring.

### KITCHEN

Range of wall, drawer and base units in a light wood effect with complimenting black working surfaces. AEG stainless steel gas hob and AEG stainless steel extractor hood above. Stainless steel one and a half bowl sink with mixer tap and drainer. Space for dishwasher. Space for washing machine. Tiled splashback. Linoleum wood effect flooring. Space for American style fridge. Neff double oven and grill. Water softener. White wooden double glazed window to rear. UPVC double glazed courtesy door to side with access onto garden. Spot lights to ceilings.

### LOUNGE

Electric under floor heating. Laminate wood effect flooring. Electric feature fireplace with colour changing lighting. White wooden double glazed French doors to rear with fitted shutters. Wooden double glazed window to rear. Two wooden double glazed windows to side.

### DOWNSTAIRS BEDROOM/STUDY

Single radiator. White wooden double glazed window to front. Wood effect laminate flooring.



### **CLOAKROOM**

White WC with top flush. White sink set with vanity unit with drawer below and mixer tap. Tiled splashback. Chrome heated towel rail. Worcester Combi boiler. Consumer unit. Wood effect laminate flooring.

### **FIRST FLOOR LANDING**

Stairs from ground floor. Double radiator. Two white wooden double glazed white windows to front. Airing cupboard housing shelving, the hot water tank and mega flow.

### **BEDROOM TWO**

White wooden double glazed French doors to front with Juliette balcony. Double radiator.

### **ENSUITE**

Concealed cistern WC in grey. White sink set within grey vanity unit with drawers below and mixer tap. Bluetooth mirrored bathroom cabinet. Walk in shower with sliding glazed doors. Over head shower, wall mounted controls and handheld shower attachment. Tiled walls. Tiled floor. Chrome heated towel rail. Ceiling mounted extractor fan. Spotlights to ceiling.

### **BEDROOM THREE**

White fitted wardrobe with shelves and hanging. Single radiator. White wooden double glazed window to rear.

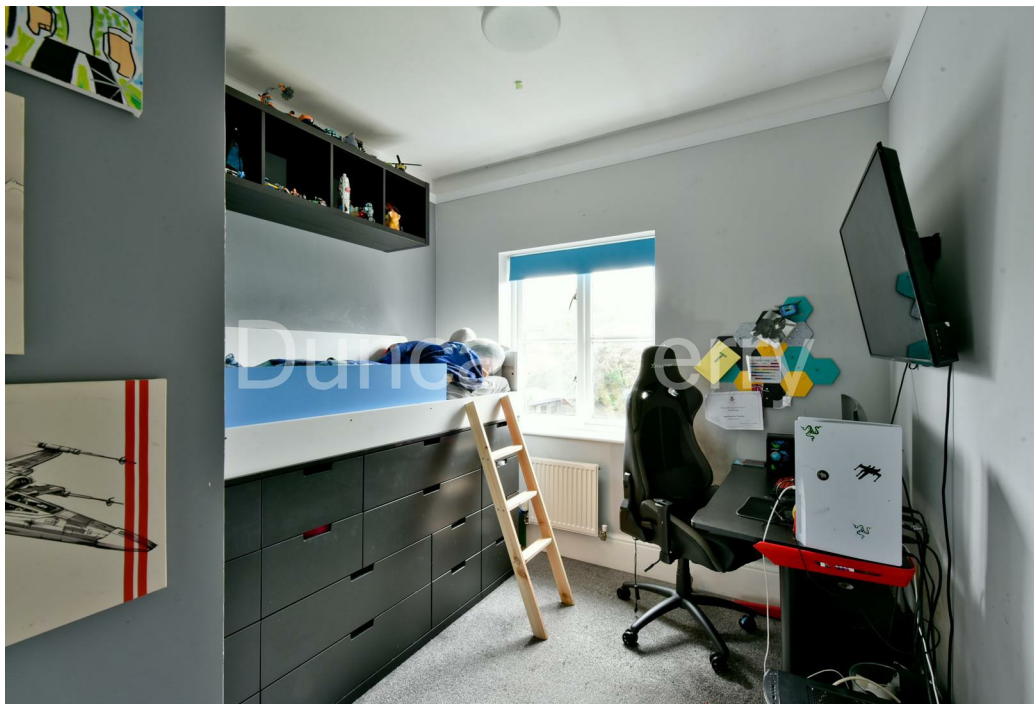
### **BEDROOM FOUR**

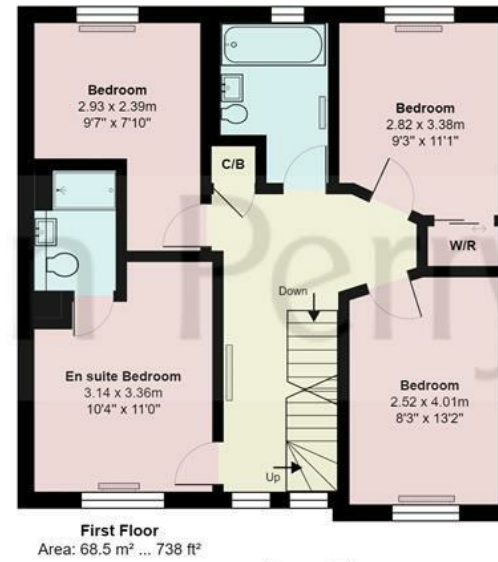
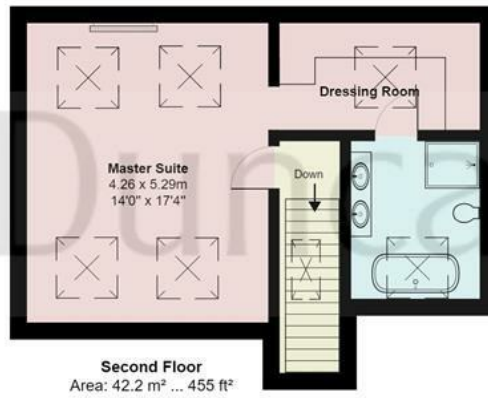
Single radiator. White wooden double glazed window to front.

### **BEDROOM FIVE**

Single radiator. White wooden double glazed window to rear.







**Farm Crescent, Hertfordshire AL2**

Total Area: 210.0 m<sup>2</sup> ... 2260 ft<sup>2</sup> Inc Garage

All measurements are approximate and for display purposes only

**Duncan Perry**



## BATHROOM

White suite comprising bath with fixed overhead shower, wall mounted controls, handheld shower attachment and glazed folding shower door. LED mirrored bathroom cabinet. Chrome heated towel rail. LED floor level lighting. White wall hung concealed cistern WC with integrated flush. White sink set within vanity unit with drawers below and mixer tap. Tiled walls. Tiled floor. Spotlights to ceiling. Ceiling mounted extractor fan. White obscure glazed double window to rear.

## SECOND FLOOR LANDING

Velux UPVC double glazed window above stairs.

## MASTER BEDROOM

Two UPVC Velux windows to front with integral grey blinds. Two UPVC Velux windows to rear with integral grey blinds. Double radiator. Spotlights to ceiling. Doors to eaves storage.

Walk-in wardrobe area - Light grey fitted wardrobes offering hanging and shelving. LED lights in wardrobes. Amtico flooring. White UPVC Velux to rear with grey integral blind.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions																													
71	82																														
<table border="1"> <tr><td>95-100</td><td>A</td></tr> <tr><td>81-94</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>45-48</td><td>F</td></tr> <tr><td>39-44</td><td>G</td></tr> </table>	95-100	A	81-94	B	69-80	C	55-68	D	49-54	E	45-48	F	39-44	G		<table border="1"> <tr><td>100-120</td><td>A</td></tr> <tr><td>75-99</td><td>B</td></tr> <tr><td>50-74</td><td>C</td></tr> <tr><td>25-49</td><td>D</td></tr> <tr><td>10-24</td><td>E</td></tr> <tr><td>5-9</td><td>F</td></tr> <tr><td>1-4</td><td>G</td></tr> </table>	100-120	A	75-99	B	50-74	C	25-49	D	10-24	E	5-9	F	1-4	G	
95-100	A																														
81-94	B																														
69-80	C																														
55-68	D																														
49-54	E																														
45-48	F																														
39-44	G																														
100-120	A																														
75-99	B																														
50-74	C																														
25-49	D																														
10-24	E																														
5-9	F																														
1-4	G																														
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions																													
England & Wales		England & Wales																													
EU Directive 2002/91/EC		EU Directive 2002/91/EC																													

## ENSUITE

White suite offering free standing bath with wall mounted controls and wall mounted hand held attachment. White UPVC Velux window with integral grey blinds. Chrome heated towel rail. Double vanity with dual white bowl sink sat on top of navy vanity units with storage below and Quartz stone top. Concealed cistern white WC with integrated flush. Bluetooth mirrored bathroom cabinet. Tiled floor. Tiled walls. Separate open shower cubicle with fixed glass panel, fixed over head shower, wall mounted controls and hand held shower attachment. Ceiling mounted extractor fan. Spotlights to ceiling.

## REAR GARDEN

59'0" x 45'11" (18m x 14m)

Garden extends to 17m at side up to garage.

Accessed from French doors in lounge and courtesy door in kitchen both on to patio. Pergola to right of garden (currently has hot tub below). Outside electric points. Gas and electric meters to side of property. Large grass area with mixed borders. Wired garden lighting. Outdoor tap. Timber shed to rear of garden with power. Outdoor tap. Three raised planters to side. Further patio area to side in front of rear of garage. Security light. Further small shed at side of garage. Covered passageway between house and garage, lead to gate with access to front of property. Access to garage via courtesy door.



## DOUBLE GARAGE

Access via up and over doors or via courtesy door from garden. Light and power. Raised level providing storage.

## FRONT OF PROPERTY

Driveway with parking for two cars. Paved path to front door. Canopy over front door. Front garden is retained by hedges. Grass area and mature borders. Two cherry trees in grass area. Wall light.

Freehold. Council tax band F - St Albans Council. Napsbury Service charge £850.98 per annum.

## Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.









The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. sales@duncanperry.co.uk |  
www.propertysoftwaregroup.com

