

1A Colney Heath Lane, St. Albans, AL4 0SY

Guide price £495,000 Freehold

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ESTATE AGENTS

1A Colney Heath Lane

St. Albans, AL4 0SY

A modern style three bedroom terrace house arranged over three floors with the benefit of a detached garage, two off street parking spaces and no onward chain. The garage has permission for conversion to a habitable space over two floors with a rear dormer window (ref: 5/2021/0591). Located to the east of St Albans in close proximity to the Ofsed 'outstanding' Beaumont and Nicholas Breakspear senior schools.

The accommodation begins with a welcoming entrance hall with a useful built-in storage cupboard, stairs to the first floor and doors to rooms. The generous lounge/diner benefits from a deep storage cupboard and window and door to a multi-use conservatory with double doors to the garden. The modern fitted kitchen has a range of wall and base units with solid wood work tops and a mix for freestanding and integrated appliances.

The first floor landing has stairs to the second floor and doors to rooms including the master bedroom, a well-proportioned third bedroom, a family bathroom and a study area. The second floor provides a further double bedroom with built-in storage and an en-suite shower room.

Externally there is a modest frontage and to the rear is a generous patio area leading to a private lawned garden and access to the detached garage (currently used as a workshop/gym) with gates leading to two off street car parking spaces accessed via St Yon Court.

























ACCOMMODATION

Hall

Lounge/Diner
15'9 x 15'7 (4.80m x 4.75m)

Kitchen
8'8 x 8'2 (2.64m x 2.49m)

Conservatory
15'3 x 7'10 (4.65m x 2.39m)

FIRST FLOOR

Landing

Bedroom 1
13'8 x 8'4 (4.17m x 2.54m)

Bedroom 3
11'2 x 8'8 (3.40m x 2.64m)

Bathroom

SECOND FLOOR

Bedroom 2
14 x 10'2 (4.27m x 3.10m)

En-Suite

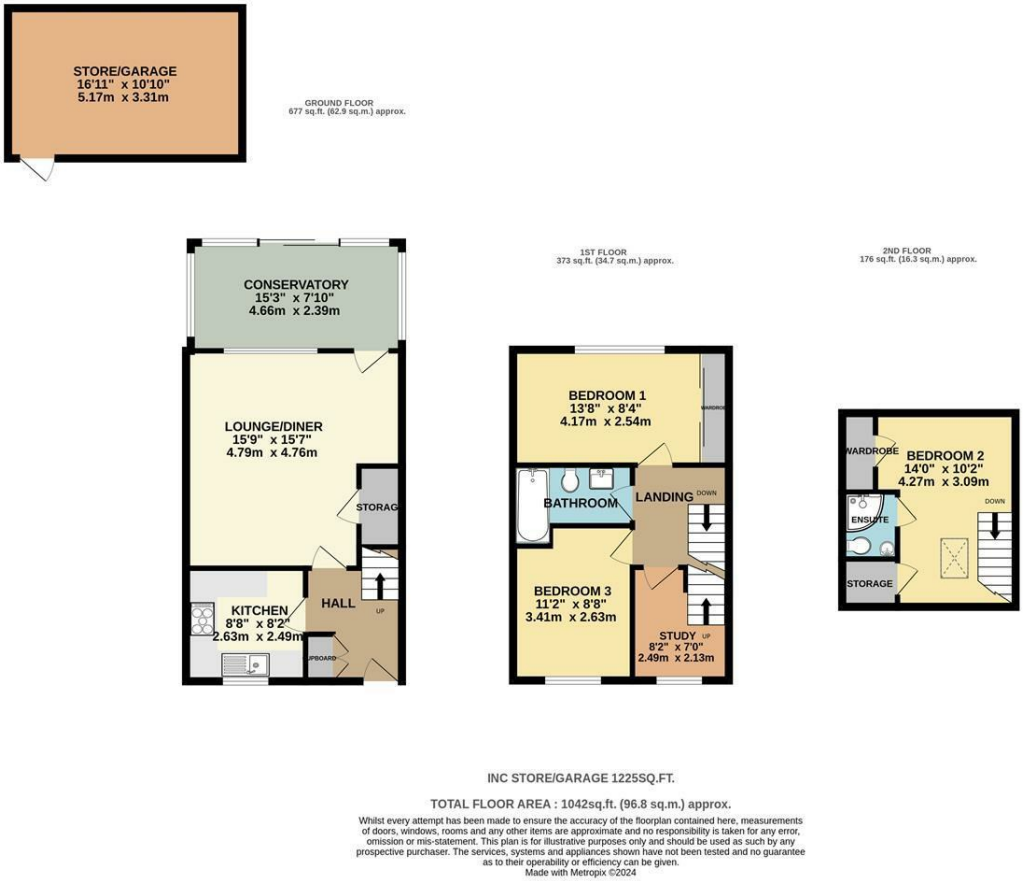
OUTSIDE

Frontage

Rear Garden

Store/Garage
16'11 x 10'10 (5.16m x 3.30m)

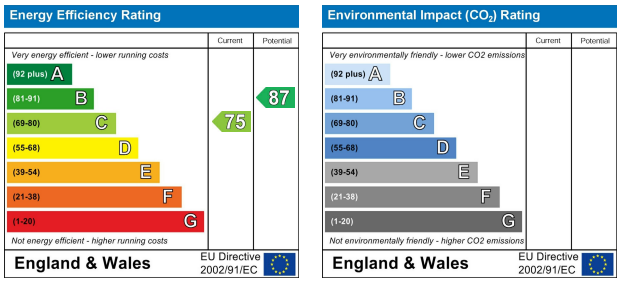
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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