



HEARTWOOD
HOMES

Kings Road, London Colney, St. Albans, AL2 1EP

£499,950

3 1 1



A well presented and inviting family home, offering a modern blend of comfortable living space, practical accommodation and a convenient location.

The property provides a welcoming entrance leading into well proportioned interiors, with a bright and versatile layout that lends itself perfectly to both everyday family life and entertaining. The principal reception areas offer a comfortable sense of space, while the modern kitchen provides a practical and well equipped setting for everyday cooking.

A separate dining room provides an ideal space for family meals and entertaining, creating a more formal yet versatile area that can also be adapted to suit individual requirements.

Upstairs, the property offers well-sized bedrooms, providing flexibility for family members, guests or those looking to create a dedicated home office. The accommodation is complemented by a modern bathroom and useful storage throughout.

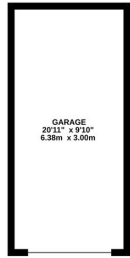
Outside, the property benefits from an attractive private garden, providing an ideal space for outdoor dining, entertaining or simply relaxing during the warmer months. The home also offers excellent potential for modern family living, with a layout that can adapt to a variety of needs.

Situated in the popular area of London Colney, the property is well placed for local amenities, schools, leisure facilities and transport links, while St Albans and its extensive range of shopping, dining and recreational facilities are within easy reach.

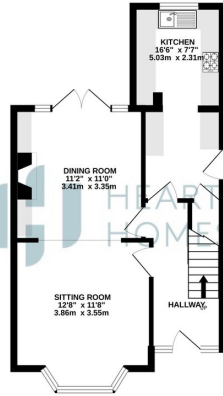
An excellent opportunity for buyers seeking a contemporary and well-located home, combining comfort, practicality and excellent connectivity.



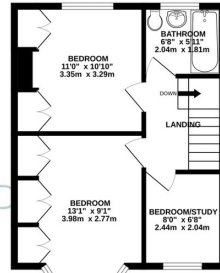
GARAGE
20'11" x 9'10"
6.36m x 3.00m



GROUND FLOOR
447 sq ft (41.2 sq m) approx.



FIRST FLOOR
286 sq ft (26.5 sq m) approx.



TOTAL FLOOR AREA: 1049 sq ft (97.5 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagen 12/2019



- Well-presented and inviting family home
- Welcoming entrance leading to spacious and practical living areas
- Separate dining room ideal for family meals, entertaining and formal dining
- Modern bathroom complemented by useful storage throughout the property
- Property and garage providing excellent parking solutions.
- Bright and well-proportioned interiors with a layout ideal for modern family living
- Modern, well-equipped kitchen providing an excellent everyday cooking space
- Well-sized bedrooms offering flexibility for family, guests or home-working
- Attractive private garden providing an ideal space for outdoor dining and relaxation
- EPC Grade D

