



Coombes Road, London Colney,
AL2



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Guide Price £550,000

- Beautifully Presented Family Home Approaching 1070 sq.ft.
- Driveway Providing Off-Street Parking
- Private Sunny Aspect Rear Garden
- Generous Sitting Room & Separate Dining Room
- Conservatory & Well-Appointed Kitchen
- Cloakroom & Separate upstairs Utility Area/Store
- Three Well-Proportioned Bedrooms
- Close to Local Shops, Schools and Amenities
- Easy Access to St Albans and Major Road Links
- Council Tax Band D



A beautifully presented three-bedroom family home offering approximately 1069 sq.ft. of well-planned accommodation that has been thoughtfully updated by the current owners throughout.

This spacious home offers a large sitting room, separate dining room as well as a conservatory taking full advantage of the delightful gardens. Continuing the ground floor is a well-appointed kitchen with integrated appliances and a downstairs cloakroom. To the first floor are three well-proportioned bedrooms, a utility room/store as well as a modern bathroom.

Outside, the property enjoys a driveway to the front providing off-street parking. To the rear is a beautifully landscaped private garden with a sunny aspect, offering an ideal space for outdoor entertaining, relaxation and family enjoyment while benefiting from backing onto parkland.

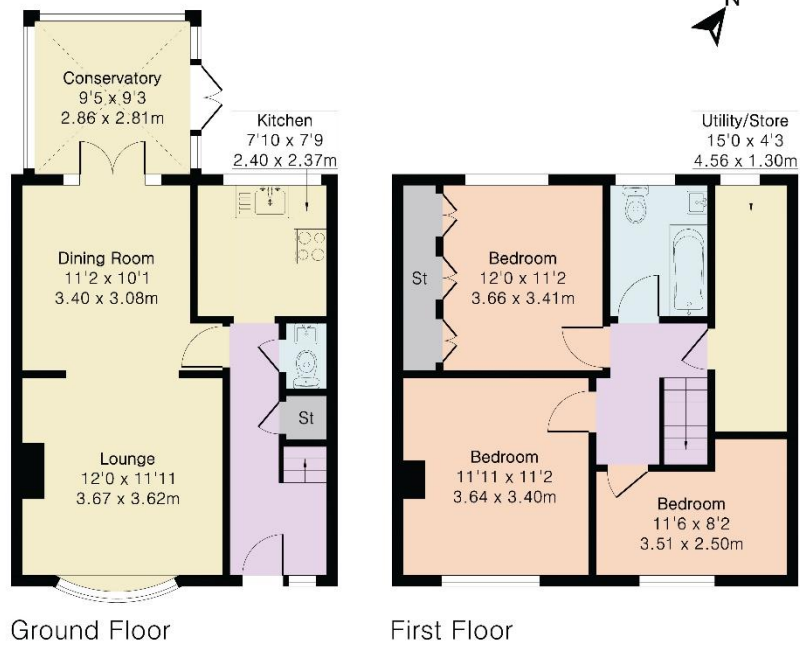
The property is situated within an established residential road in the popular village of London Colney, conveniently positioned for a range of local shops, schools, leisure facilities and parkland. Excellent road links provide easy access to St Albans, the M25 and M1, whilst nearby rail services offer convenient connections into central London.



Approximate Gross Internal Area 1069 sq ft - 99 sq m

Ground Floor Area 527 sq ft – 49 sq m

First Floor Area 542 sq ft – 50 sq m



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