



HEARTWOOD
HOMES

Roestock Lane, Colney Heath

£625,000

3 1 2



Tucked away in the friendly village of Colney Heath, just on the edge of St Albans, this three-bedroom semi-detached home offers the best of both worlds – countryside walks on your doorstep and the buzz of the city a short drive away. With great transport links nearby, you can be in central London with ease, then back home to peace and quiet by the evening.

From the moment you arrive, the generous block-paved driveway sets the tone – plenty of space for family and friends to park. Step inside and you're welcomed by a light and airy hallway, with a handy shower room close by.

The heart of the home is without doubt the kitchen and living space. A bright kitchen breakfast room flows straight into the open-plan living/dining area, where full-width bi-fold doors blur the line between indoors and out. Imagine family meals spilling into the garden on sunny days, or cosy evenings gathered together with the doors pulled closed. There's also a separate snug – perfect as a playroom, a quiet hideaway, or movie nights.

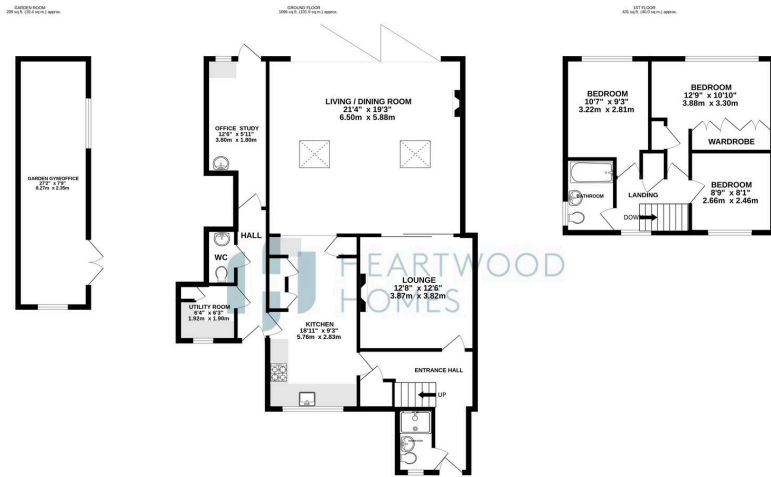
Practicality hasn't been forgotten either – with a utility room, a second WC, and even a flexible home office/studio with its own entrance, ideal if you work from home or run a small business.

Upstairs, there are three comfortable bedrooms and a modern family bathroom, giving everyone their own space to retreat to.

Outside, the garden feels like your own little escape – mature planting, plenty of room for summer BBQs, and space for the kids to run around or for you to simply sit back with a glass of wine after a long day.

It's a home that balances everyday family life with space to enjoy the moments in between – all in a location that keeps you connected.





TOTAL FLOOR AREA - 1726 sq ft. (161.3 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Hozon 2025



- Three-bedroom semi-detached family home in Colney Heath.
- Excellent transport links into London from nearby stations.
- Bi-fold doors leading seamlessly onto the garden.
- Separate office/studio with its own entrance, perfect for working from home.
- Mature rear garden, great for BBQs, playtime and unwinding.
- Village setting with countryside walks and quick access to St Albans.
- Bright kitchen breakfast room opening to sociable living space.
- Cosy snug – ideal as a playroom, lounge or movie room.
- Handy utility room, shower room, and downstairs WC.
- EPC Grade C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	