



Connells

Roestock Gardens
Colney Heath St. Albans

Roestock Gardens Colney Heath St. Albans AL4 0QJ

for sale
£750,000



Property Description

A beautifully presented extended four-bedroom semi-detached family home offering spacious and versatile accommodation making this an ideal home for growing families.

The ground floor comprises a welcoming entrance hall, and an impressive open-plan kitchen/diner/family room with bi-fold doors, a separate living room, a useful utility and wc.

On the first floor are four bedrooms, including a generous principal bedroom with built-in wardrobes and en-suite shower room and a stylish family bathroom.

Externally the property benefits from driveway parking for two vehicles, an integral store and a beautiful south-west facing rear garden with a large patio area and timber shed with power and light.

Colney Heath is a popular Village surrounded by countryside but with the convenience of local shops, a highly rated primary school and the convenience of St Albans City close by and excellent access to the M25 & M1 motorway network. Welham Green railway station, providing direct services to Moorgate, is approximately 2.7 miles away.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies"

Porch

Hallway

Lounge

12' 1" max x 11' 8" max (3.68m max x 3.56m max)

Kitchen/Lounge/Diner

23' 11" max x 23' 3" max (7.29m max x 7.09m max)

Utility Room

8' 8" max x 5' 7" max (2.64m max x 1.70m max)

Wc

Bedroom One

15' 8" max x 12' 5" max (4.78m max x 3.78m max)

En-Suite

7' 6" max x 3' 11" max (2.29m max x 1.19m max)

Bedroom Two

11' 8" max x 11' 1" max (3.56m max x 3.38m max)

Bedroom Three

10' 8" max x 10' 7" max (3.25m max x 3.23m max)

Bedroom Four

7' 7" max x 7' max (2.31m max x 2.13m max)

Family Bathroom

8' 6" max x 5' 7" max (2.59m max x 1.70m max)

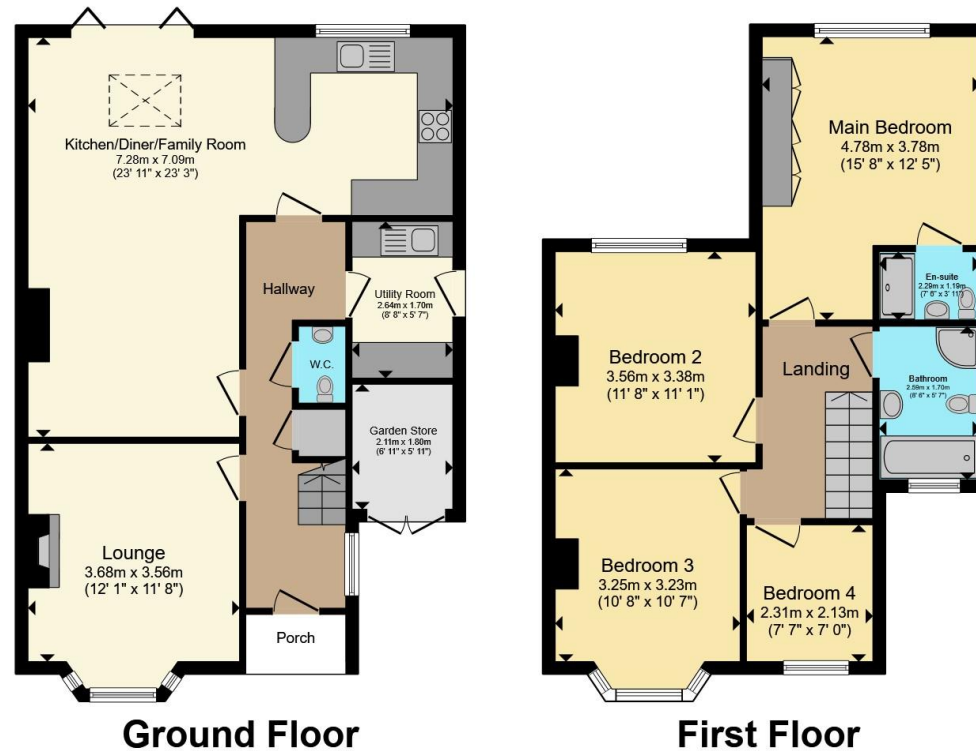
Garden Store

6' 11" max x 5' 11" max (2.11m max x 1.80m max)









Total floor area 127.5 m² (1,372 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306376



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK306376 - 0002