



HEARTWOOD  
HOMES



# Royal Mews, Alexander Road, London Colney, St. Albans, AL2 1FH

£650,000

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Stylish property with an abundance of natural light and over 1,300 sq ft of well-proportioned space. This home is located close to central St Albans in a mews development just off London Colney High Street.

Beautifully presented and offering spacious well-thought-out accommodation.

The ground floor has a welcoming entrance hall leading to a contemporary style kitchen/breakfast room at the front with a charming bay window. Built in Neff oven and hob, integrated fridge freezer, dishwasher and washer dryer.

To the rear is a bright and open living/dining area that leads out to a beautifully landscaped garden, perfect for entertaining or relaxing.

There is a downstairs WC. and good sized understairs storage cupboard.

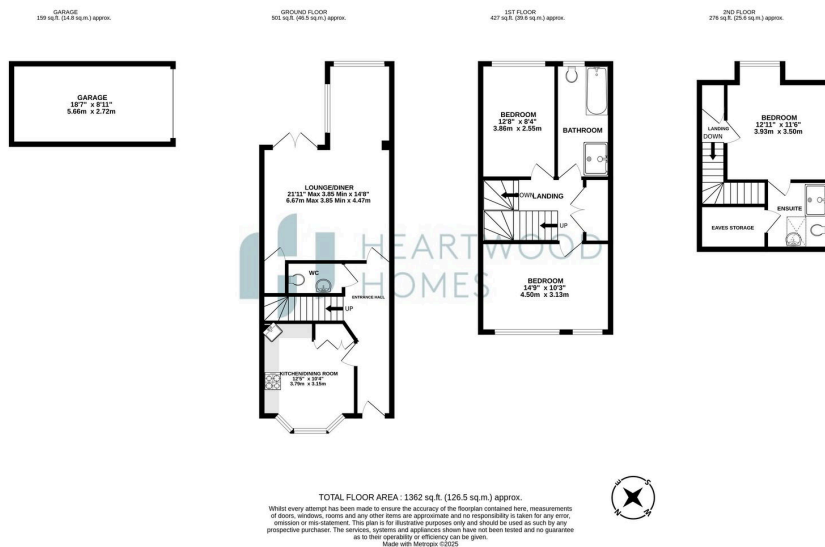
On the first floor are two double light-filled bedrooms and a modern well-appointed family bathroom with separate shower cubicle. The first-floor landing includes a large built-in wardrobe/storage cupboard.

The second floor has a generous sized principal bedroom, ensuite shower room and built in wardrobe/storage cupboard. In addition, a second large walk in storage cupboard currently used as a laundry area. this floor also offers access to roof/loft space.

Outside, the rear garden is zoned for entertaining and relaxing with terrace and seating areas, lawn, flowering borders and a garden shed. From the rear garden there is gated access to the garage and off-street parking space. To the front of the property is a well-groomed lawn and front garden.

This property has easy access to major motorways (M25, M1) and is a short drive to St Albans, a vibrant city with excellent transport links to London. Walking distance to London Colney Retail Park with a variety of shopping options. avms/leisure centre. restaurants. pubs and





- Beautifully presented three-bedroom, two-bathroom family home
- Bright and spacious living/dining room opening onto landscaped garden
- Principal bedroom with en-suite shower room and walk in eaves storage
- Ground floor W.C.
- Set within a pretty mews development, 3 miles from St Albans City station and town
- Stylish modern kitchen/breakfast room with built in appliances and bay window
- Two further good-sized bedrooms and modern family bathroom
- Delightful Garden
- Garage and off-street parking
- EPC Grade C

