



Connells

Peters Avenue
London Colney St. Albans



Property Description

This impressive home has been modernised throughout and is perfectly suited to modern family living.

The ground floor features a bright and spacious living room with attractive wall panelling and herringbone flooring, leading through to a fantastic open-plan kitchen/dining room. The kitchen has been fitted with stylish shaker-style units, wooden worktops and integrated space for appliances, whilst the dining area provides an excellent entertaining space with doors opening onto the rear garden.

Further ground floor accommodation includes a welcoming entrance hallway and downstairs W.C.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The bedrooms are beautifully presented throughout, making this an ideal home for growing families, first-time buyers or those looking to upsize.

Externally, the property benefits from a useful outbuilding currently arranged as a home office with additional storage shed, ideal for those working from home or requiring flexible extra space. The rear garden has been tastefully landscaped and makes for an enjoyable outdoor space. To the front, there is useful driveway parking for two vehicles, plus an electric charging point.

Conveniently positioned in London Colney with excellent local amenities, well-regarded schooling and good transport links, including easy access to St Albans City station. The property also offers convenient access to the surrounding motorway network including the M1 and M25.



Lounge

12' 1" x 11' 11" (3.68m x 3.63m)

Kitchen

18' 4" x 11' 3" (5.59m x 3.43m)

Office

11' 9" x 8' 10" (3.58m x 2.69m)

Bedroom One

12' 9" x 11' 7" (3.89m x 3.53m)

Bedroom Two

12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom Three

11' 11" x 11' 3" (3.63m x 3.43m)

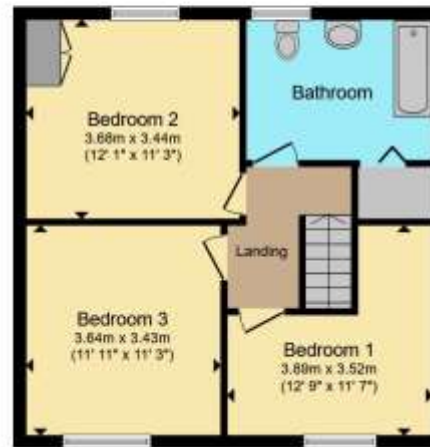








Ground Floor



First Floor



Outbuilding

Total floor area 114.4 m² (1,231 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



To view this property please contact Connells on

T 01727 856 781
E stalbins@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STA317848



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: STA317848 - 0002