

23 Shenley Lane, London Colney, AL2 1LW

Guide price £600,000 Freehold

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23 Shenley Lane

London Colney, AL2 1LW

An attractive three-bedroom home occupying a generous plot with excellent potential to extend to the front, side and rear, subject to the necessary planning permissions. Positioned on the fringe of London Colney, the property offers spacious accommodation, ample parking and an impressive rear garden, providing an exciting opportunity to create a larger long-term family home in a highly convenient location.

The property is accessed via a front door with windows to either side, opening into an entrance porch and welcoming hallway with stairs to the first floor and useful storage beneath. Doors lead to the principal ground floor rooms.

The lounge is bright and inviting, featuring an attractive fireplace, wood flooring and a front-facing window. To the rear is a kitchen/dining room, ideal for family living and entertaining, with two windows and French doors opening directly onto the garden. The kitchen includes shaker-style units, solid wood worktops, inset sink, part-integrated appliances and a useful storage cupboard.

Upstairs, the principal bedroom benefits from a fitted wardrobe, while the two further bedrooms also enjoy fitted storage. The bathroom includes a shower/bath with screen, wash hand basin and WC.

Externally, there is a block-paved driveway providing parking for several vehicles and leading to double gates giving access to the rear. The rear garden features a patio area leading to a generous lawn with timber shed. There is side access and a covered passage linking front and rear.

Shenley Lane is close to Napsbury Park, a highly regarded green space, with excellent access to the M25, M1 and A1(M). St Albans City and Radlett stations provide fast services into London St Pancras, while local shops, schools and amenities are all within easy reach.

























ACCOMMODATION

Porch

Hall

Lounge
14'6 x 11'6 (4.42m x 3.51m)

Kitchen/Diner
21'4 x 10'0 (6.50m x 3.05m)

FIRST FLOOR

Landing

Bedroom
14'8 x 8'11 (4.47m x 2.72m)

Bedroom
12'01 x 11'0 (3.68m x 3.35m)

Bedroom
9'1 x 7'9 (2.77m x 2.36m)

Bathroom

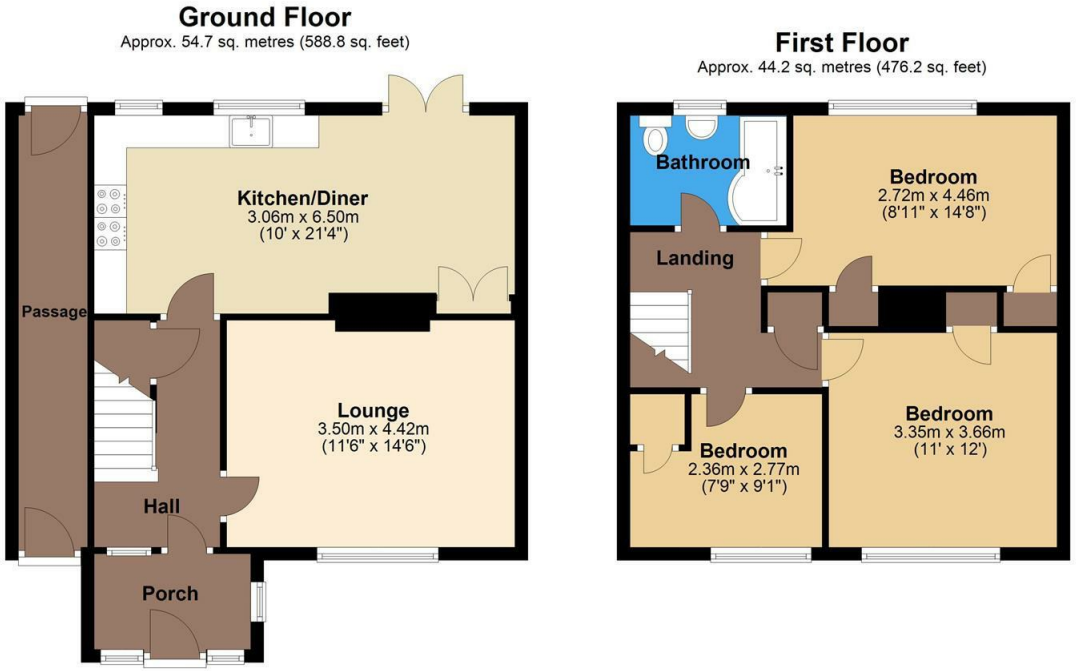
OUTSIDE

Frontage

Rear Garden
91'10" x 37'8" (28 x 11.5)

Passage

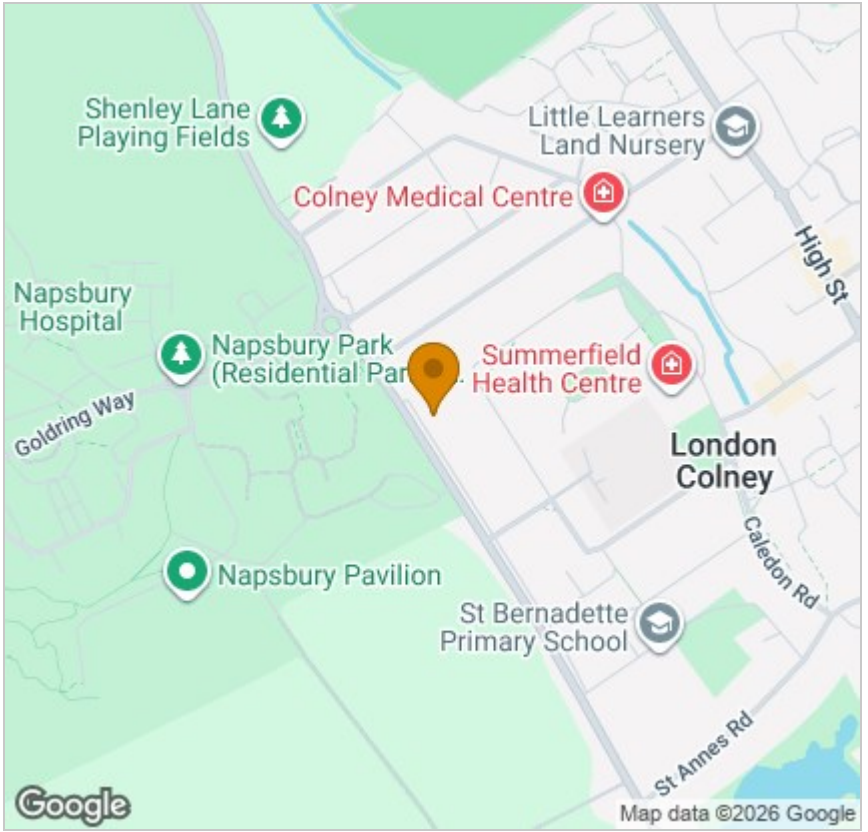
Floor Plan



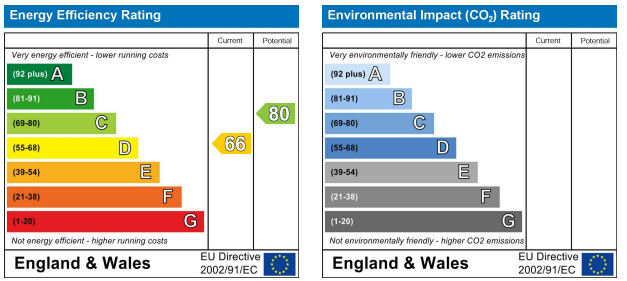
Total area: approx. 98.9 sq. metres (1065.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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