



HEARTWOOD
HOMES

Morris Way, London Colney, St. Albans, AL2 1JL

£685,000

 3  2  2



Set on a quiet, family-friendly road, this beautifully extended three-bedroom, two-bathroom home offers stylish, spacious and practical living – perfect for modern family life. Wonderfully presented throughout, the property has been thoughtfully improved to create an inviting and versatile space.

You are welcomed by a great-sized entrance hallway, complete with excellent built-in storage, setting the tone for the rest of the home. To the front, a cosy living room provides the ideal spot to unwind, while a separate downstairs office offers the perfect space for home working or study. To the rear, the stunning open-plan family kitchen/diner truly steals the show. Bright, generous and beautifully designed, it's perfect for everyday living, entertaining and family gatherings, with doors opening directly onto the garden for effortless indoor-outdoor flow. A convenient utility room completes the ground floor, adding further practicality for busy family life.

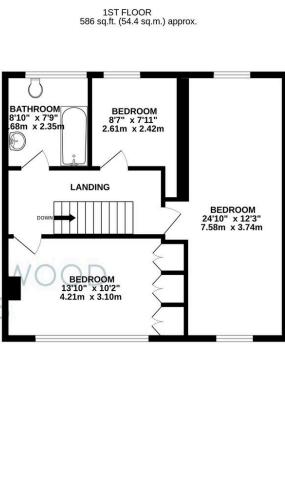
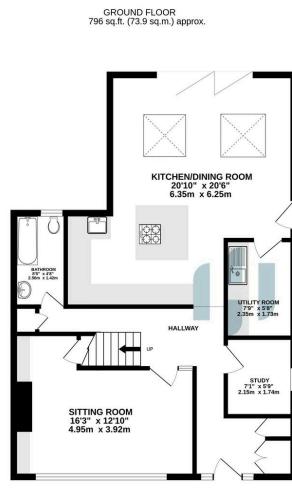
Upstairs, you'll find three well-proportioned bedrooms serviced by a modern family bathroom, while a second contemporary bathroom is conveniently located on the ground floor – ideal for busy households.

The rear garden is neatly maintained and offers a lovely space to relax or for children to play, and the area provides ample on-street and resident parking.

Perfectly located close to shops, popular schools, parks and excellent transport links, this move-in ready home is an outstanding opportunity in a highly convenient setting.

Early viewing is strongly recommended.





- Beautifully extended three-bedroom, two-bathroom family home set on a quiet, ~~Wendy~~ ~~friendly~~ ~~neutralized~~ entrance hallway featuring excellent built-in storage.
- Stunning open-plan family kitchen/diner with generous proportions, ideal for ~~cooking~~ ~~entertaining~~ ~~family~~ ~~everyday~~ ~~to~~ completing the practical and well-designed ground floor
- ~~Neatly~~ maintained rear garden and ample on-street and resident parking, close to shops, schools, parks and excellent transport links.
- Wonderfully presented throughout with stylish, spacious and versatile living
- ~~Easy~~ ~~front~~ ~~relaxing~~ room offering the perfect space to relax and unwind.
- Seamless indoor-outdoor flow with rear doors opening directly onto the garden.
- Three well-proportioned bedrooms served by a modern upstairs bathroom,
- ~~FRG~~ ~~an~~ ~~additional~~ contemporary ground-floor bathroom.



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |