



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 1.5 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)

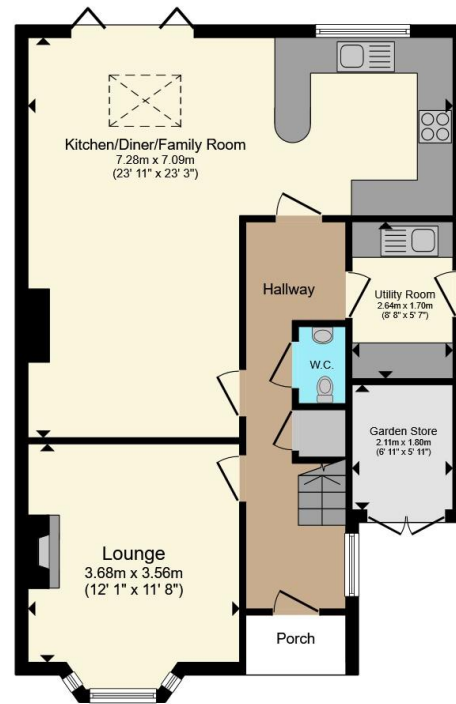
Garden Store

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









Ground Floor



First Floor

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

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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

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