



Connells

North Cottages  
Napsbury St. Albans



### Property Description

Situated in the highly sought-after Napsbury area of St Albans, this beautifully presented and substantially extended four bedroom semi-detached home offers superb family accommodation across three floors, including a thoughtfully designed loft conversion and south facing Garden.

This impressive property boasts four double bedrooms, including a master with en suite, a modern family bathroom, and a convenient downstairs WC. The ground floor features an expansive living room, a separate dining room, and a large conservatory with a vaulted ceiling, creating a bright and versatile living space ideal for entertaining or relaxing with the family. The well-appointed kitchen offers ample storage and functionality.

A true highlight is the stunning south-facing rear garden, beautifully landscaped and not overlooked, providing a private and peaceful outdoor retreat.

To the front, the property benefits from off-road parking for four or more vehicles, a rare and valuable feature in such a prime location.

North cottages is located in the Napsbury area of St Albans close by to the picturesque village of London Colney with a variety of local amenities including the Colney Fields Shopping Park, several pubs, library, doctors and dentist. It is within striking distance of major motorway networks including the M1, M25 and A1. St Albans City Centre is a short distance away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to



## Cloakroom

## Lounge

18' 9" max x 11' 10" max ( 5.71m max x 3.61m max )

## Dining Room

11' 9" max x 10' max ( 3.58m max x 3.05m max )

## Kitchen

12' max x 7' max ( 3.66m max x 2.13m max )

## Conservatory

17' 3" max x 13' 1" max ( 5.26m max x 3.99m max )

## Bedroom One

25' 7" max x 22' 9" max ( 7.80m max x 6.93m max )

## Bedroom Two

11' 9" max x 10' max ( 3.58m max x 3.05m max )

## Bedroom Three

11' max x 10' 11" max ( 3.35m max x 3.33m max )

## Bedroom Four

11' max x 9' 11" max ( 3.35m max x 3.02m max )

## Bathroom

7' 2" max x 5' 8" max ( 2.18m max x 1.73m max )





**Ground Floor**



**First Floor**



**Second Floor**



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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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