

9 Suffolk Close, London Colney, AL2 1DZ

Guide price £775,000 Freehold

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Paul Barker ESTATE AGENTS

9 Suffolk Close

London Colney, AL2 1DZ

A highly attractive and spacious four-bedroom detached house, offering stylishly presented accommodation in a desirable close in the village of London Colney, with the benefit of no onward chain.

A covered front door opens into a welcoming entrance hall with stairs to the first floor and a convenient cloakroom/WC.

The bright and spacious living room enjoys a dual aspect, with a bay window to the front, patio doors to the rear garden and a feature fireplace.

The kitchen/diner offers a range of quality wall and base units with granite worktops and a mix of freestanding and integrated appliances. Both the kitchen and dining areas benefit from a window and double doors opening onto the rear garden. An archway leads to a generous family room with two windows to the front, while a useful utility room has a courtesy door to the garden.

The first-floor landing has a built-in storage cupboard and leads to the principal bedroom, which enjoys a broad dual aspect and a stylish en-suite shower room with walk-in shower. Two further double bedrooms benefit from a connecting en-suite shower room with shower cubicle, WC and basin.

There is also a fourth bedroom with built-in storage and a family bathroom comprising a bath, basin and WC.

Externally, there is an attractive frontage with established shrubs and trees. The private rear garden features a patio leading to a lawn, a further decked seating area, established planting and gated access to the front.

Suffolk Close is located in the popular village of London Colney close to the thriving High Street, picturesque River Colne, and the Colney Fields shopping park including Sainsbury's and Marks & Spencer amongst others. Close by are excellent transport links including the M25, M1 & A1(M) and excellent bus routes to St Albans City station where there are fast direct trains to St Pancras International.

























ACCOMMODATION

Entrance Hall

Kitchen/Diner
16'9 x 16'6 (5.11m x 5.03m)

Utility Room
7'2 x 6'8 (2.18m x 2.03m)

Living Room
26'11 x 11'3 (8.20m x 3.43m)

Family Room
14'11 x 10'5 (4.55m x 3.18m)

W.C.

FIRST FLOOR

Landing

Bedroom
17'5 x 11'5 (5.31m x 3.48m)

En-Suite

Bedroom
15'8 x 11'2 (4.78m x 3.40m)

Shared En-suite

Bedroom
10'2 x 9'0 (3.10m x 2.74m)

Bedroom
9'0 x 6'4 (2.74m x 1.93m)

Bathroom

OUTSIDE

Frontage

Rear Garden

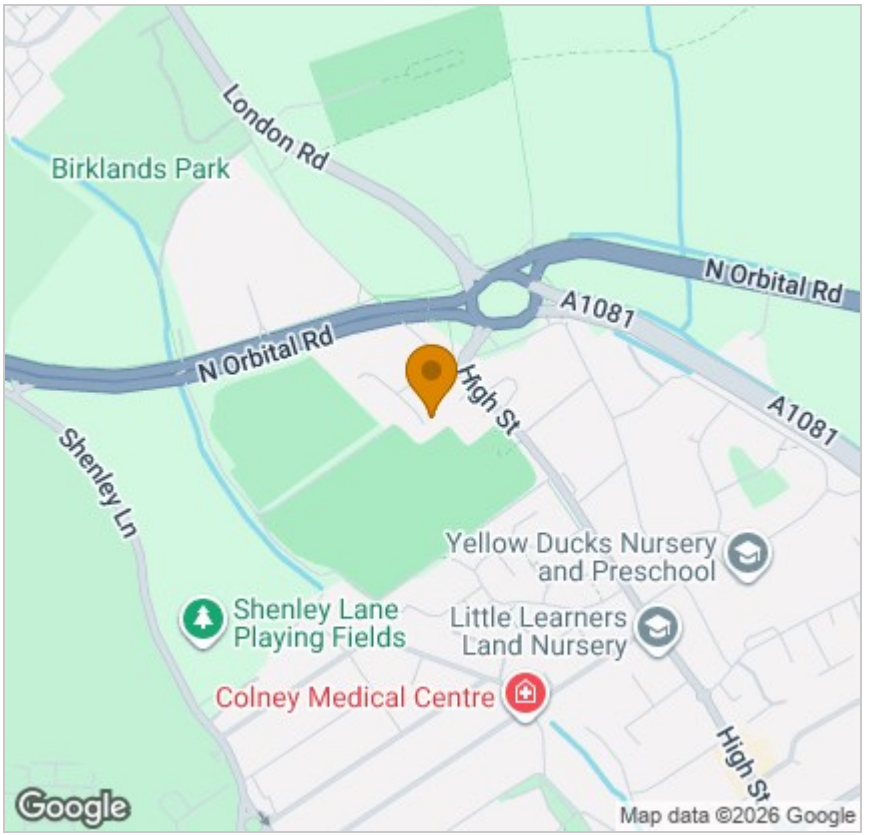
Floor Plan

Approximate Gross Internal Area 1635 sq ft - 152 sq m
Ground Floor Area 862 sq ft – 80 sq m
First Floor Area 773 sq ft – 72 sq m

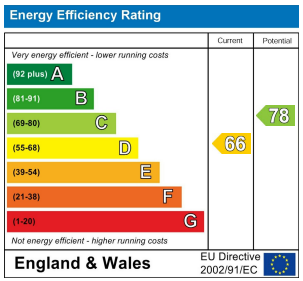


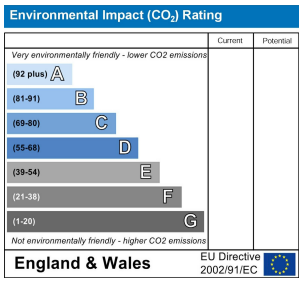
Ground Floor First Floor

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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