

Meadway, Colney Heath, St. Albans, AL4 0PS



# welcome to

# **Meadway, Colney Heath, St. Albans**

Offered to the market with no onward chain, this well-positioned three-bedroom semi-detached property boasts a garage and driveway.













# Meadway, St. Albans, AL4

Approximate Area = 1013 sq ft / 94.1 sq m Garage = 132 sq ft / 12.3 sq m Total = 1145 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for William H Brown. REF: 1342258

### **Reception Room**

12' 8" x 12' 6" ( 3.86m x 3.81m )

### **Dining Room**

9' 4" x 8' 9" ( 2.84m x 2.67m )

#### Kitchen

9' 7" x 9' 1" ( 2.92m x 2.77m )

#### **Bedroom 1**

12' 10" max x 12' 8" max ( 3.91m max x 3.86m max )

#### **Bedroom 2**

12' 10" x 9' 3" ( 3.91m x 2.82m )

#### **Bedroom 3**

8' 10" x 8' 1" ( 2.69m x 2.46m )

#### **Bathroom**

#### Store

6' 8" x 6' 7" ( 2.03m x 2.01m )

### **Agent Note**

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# Meadway, Colney Heath St. Albans

- Semi-Detached Property
- No Onward Chain
- 3 Bedrooms
- Garage & Driveway
- Large Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£635,000









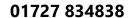
Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/ALB105895



Property Ref: ALB105895 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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