



30 Halsey Park, St. Albans, AL2 1BH
Guide price £475,000 Freehold

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St. Albans, AL2 1BH

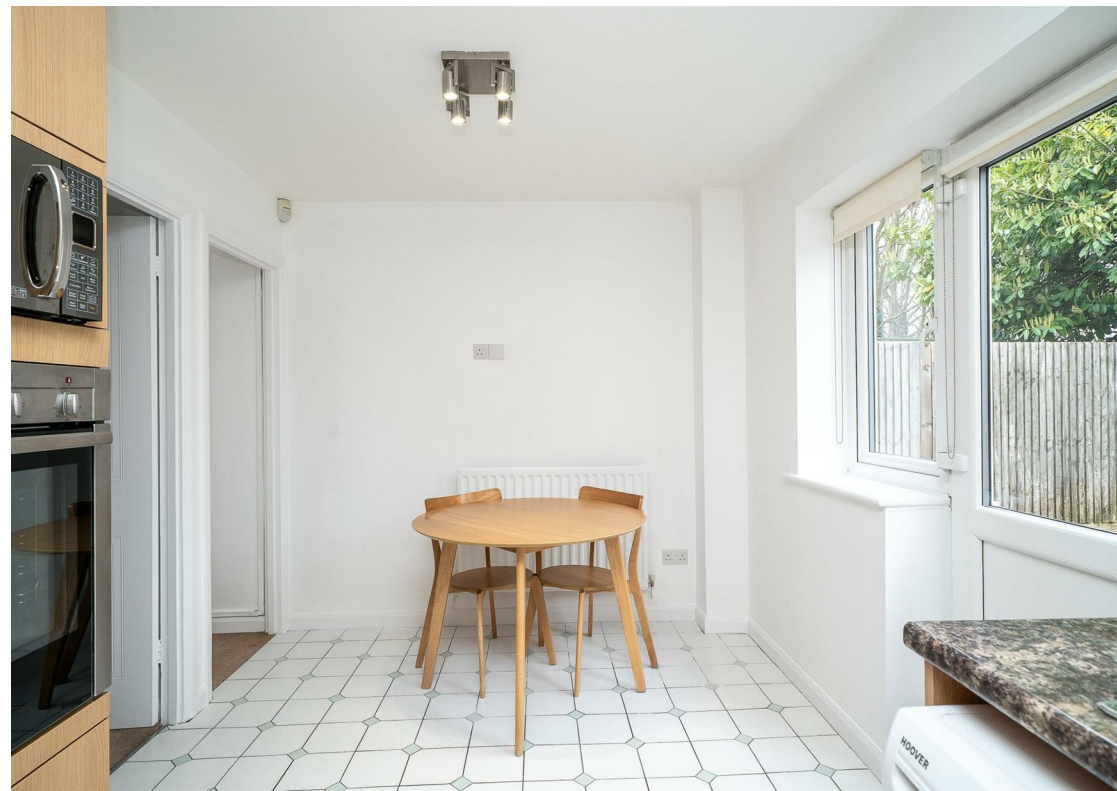
An attractive three-bedroom link-detached home, benefitting from a garage and driveway, situated on a popular road in the desirable village of London Colney. The property offers excellent potential to extend to the side and rear (subject to planning permission) and is offered for sale with no onward chain.

The accommodation begins with a partly glazed front door leading into a welcoming entrance hall, with doors to rooms, including a convenient downstairs WC. There is a bright and spacious lounge, with stairs rising to the first floor and useful under-stairs storage. A door leads through to a sociable kitchen/breakfast room, featuring a range of wall and base units, a mix of freestanding and integrated appliances, a further built-in storage cupboard, and windows and a door opening onto the rear garden.

The first-floor landing provides access to the loft and leads to three well-proportioned bedrooms, along with a refitted shower room comprising a double-width shower cubicle, wash hand basin, and WC.

Externally, the property benefits from a pleasant front garden and a driveway providing off-street parking, leading to the garage, which has an up-and-over door to the front and a courtesy door to the rear. The private rear garden features a patio area, ideal for entertaining, leading to a lawn with mature shrubs and gated side pedestrian access.

Halsey Park is a quiet residential road located in the village of London Colney, close to Colney Fields Shopping Park, which includes Marks & Spencer, Sainsbury's, Next, and Boots. The area also offers excellent local amenities, including popular schools, shops, and pubs, along with easy access to the M25 and M1 motorway networks.





ACCOMMODATION

Hall

Cloakroom/W.C.

Lounge

15'10 x 14'6 (4.83m x 4.42m)

Kitchen/Breakfast Room

14'6 x 8'4 (4.42m x 2.54m)

FIRST FLOOR

Bedroom 1

13'6 x 8'5 (4.11m x 2.57m)

Bedroom 2

10'9 x 6'7 (3.28m x 2.01m)

Bedroom 3

7'3 x 5'9 (2.21m x 1.75m)

Bathroom

OUTSIDE

Frontage

Garage

17'4 x 8'3 (5.28m x 2.51m)

Rear Garden



Floor Plan



Total area: approx. 83.6 sq. metres (899.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp...

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

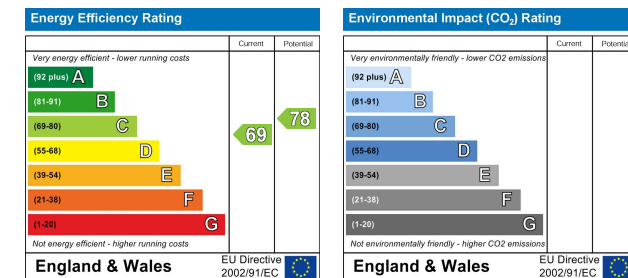
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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS