



23 Shenley Lane, London Colney, AL2 1LW

Guide price £615,000 Freehold



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London Colney, AL2 1LW

An attractive three-bedroom home occupying a generous plot with excellent potential to extend to the front, side and rear, subject to the necessary planning permissions. Positioned on the fringe of London Colney, the property offers spacious accommodation, ample parking and an impressive rear garden, providing an exciting opportunity to create a larger long-term family home in a highly convenient location.

The property is accessed via a front door with windows to either side, opening into an entrance porch and welcoming hallway with stairs to the first floor and useful storage beneath. Doors lead to the principal ground floor rooms.

The lounge is bright and inviting, featuring an attractive fireplace, wood flooring and a front-facing window. To the rear is a kitchen/dining room, ideal for family living and entertaining, with two windows and French doors opening directly onto the garden. The kitchen includes shaker-style units, solid wood worktops, inset sink, part-integrated appliances and a useful storage cupboard.

Upstairs, the principal bedroom benefits from a fitted wardrobe, while the two further bedrooms also enjoy fitted storage. The bathroom includes a shower/bath with screen, wash hand basin and WC.

Externally, there is a block-paved driveway providing parking for several vehicles and leading to double gates giving access to the rear. The rear garden features a patio area leading to a generous lawn with timber shed. There is side access and a covered passage linking front and rear.

Shenley Lane is close to Napsbury Park, a highly regarded green space, with excellent access to the M25, M1 and A1(M). St Albans City and Radlett stations provide fast services into London St Pancras, while local shops, schools and amenities are all within easy reach.





ACCOMMODATION

Porch

Hall

Lounge

14'6 x 11'6 (4.42m x 3.51m)

Kitchen/Diner

21'4 x 10'0 (6.50m x 3.05m)

FIRST FLOOR

Landing

Bedroom

14'8 x 8'11 (4.47m x 2.72m)

Bedroom

12'01 x 11'0 (3.68m x 3.35m)

Bedroom

9'1 x 7'9 (2.77m x 2.36m)

Bathroom

OUTSIDE

Frontage

Rear Garden

91'10" x 37'8" (28 x 11.5)

Passage

Floor Plan

