



HEARTWOOD
HOMES

Alexander Road, London Colney, St. Albans, AL2 1FH

Offers Over £600,000

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Tucked away in a small mews development just off London Colney High Street, this spacious chain free modern home offers a lovely balance of convenience, comfort and flexible living. With central St Albans only a short drive away and easy access to the M25 and M1, it is perfectly placed for both everyday life and commuting.

The setting is ideal for enjoying the local area. London Colney Retail Park is within walking distance, offering a range of shops, gyms, leisure facilities, restaurants and pubs, while several well regarded schools are also close by.

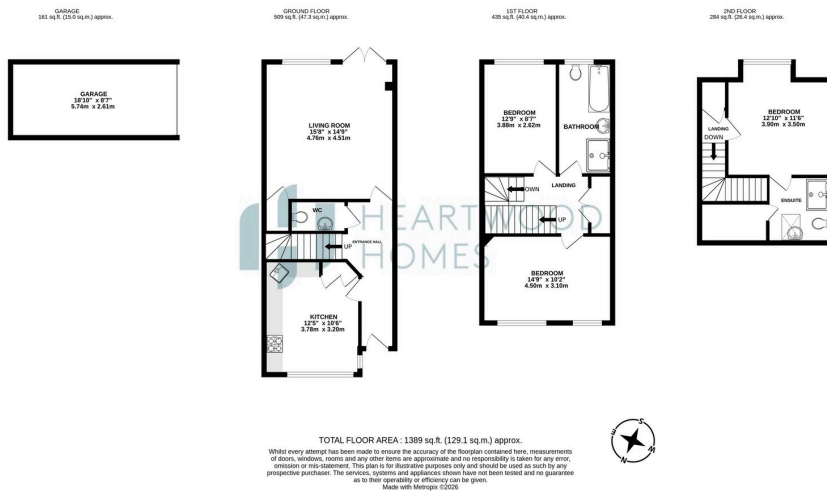
Inside, the home is well presented throughout with thoughtfully arranged accommodation across three floors. The entrance hall creates a welcoming first impression and leads to a contemporary kitchen/breakfast room at the front of the house, complete with a charming bay window that fills the space with natural light. The kitchen includes a built in oven and hob along with integrated appliances including a fridge freezer, dishwasher and washer dryer.

To the rear of the property is a bright and open living and dining space, designed with day to day living and entertaining in mind. French doors open directly onto the garden, creating an easy connection between indoor and outdoor space during the warmer months. A downstairs WC and a useful under stairs storage cupboard complete the ground floor.

The first floor provides two generous double bedrooms, both light and comfortable, along with a modern family bathroom featuring both a bath and a separate shower cubicle. The landing also benefits from a large built in storage cupboard.

Occupying the entire second floor is the impressive principal bedroom suite. This spacious retreat includes built in wardrobe storage, a private ensuite shower room and an additional walk in storage cupboard which is currently used as a laundry area. There is also access to the loft space from this level.





- *****Chain free***** modern three bedroom home arranged over three well planned floors
- **Bright and spacious** living and dining area opening directly onto the rear garden
- Built in oven and hob with integrated fridge freezer, dishwasher and washer dryer
- Two further double bedrooms and a modern family bathroom with separate shower
- **Separate garden** with patio seating area, lawn and gated access to garage and parking
- Located within a small mews development just off London Colney High Street
- Contemporary kitchen/breakfast room with bay window and integrated appliances
- **Separate** principal bedroom on the top floor with ensuite shower room and fitted wardrobe
- **Walking** distance to London Colney Retail Park, leisure facilities, restaurants and pubs
- **EPBC** Grade B

