



Connells

North Cottages
Napsbury St. Albans



Property Description

Situated in the highly sought-after Napsbury area of St Albans, this beautifully presented and substantially extended four bedroom semi-detached home offers superb family accommodation across three floors, including a thoughtfully designed loft conversion and south facing Garden.

This impressive property boasts four double bedrooms, including a master with en suite, a modern family bathroom, and a convenient downstairs WC. The ground floor features an expansive living room, a separate dining room, and a large conservatory with a vaulted ceiling, creating a bright and versatile living space ideal for entertaining or relaxing with the family. The well-appointed kitchen offers ample storage and functionality.

A true highlight is the stunning south-facing rear garden, beautifully landscaped and not overlooked, providing a private and peaceful outdoor retreat.

To the front, the property benefits from off-road parking for four or more vehicles, a rare and valuable feature in such a prime location.

North cottages is located in the Napsbury area of St Albans close by to the picturesque village of London Colney with a variety of local amenities including the Colney Fields Shopping Park, several pubs, library, doctors and dentist. It is within striking distance of major motorway networks including the M1, M25 and A1. St Albans City Centre is a short distance away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to

Cloakroom

Lounge

18' 9" max x 11' 10" max (5.71m max x 3.61m max)

Dining Room

11' 9" max x 10' max (3.58m max x 3.05m max)

Kitchen

12' max x 7' max (3.66m max x 2.13m max)

Conservatory

17' 3" max x 13' 1" max (5.26m max x 3.99m max)

Bedroom One

25' 7" max x 22' 9" max (7.80m max x 6.93m max)

Bedroom Two

11' 9" max x 10' max (3.58m max x 3.05m max)

Bedroom Three

11' max x 10' 11" max (3.35m max x 3.33m max)

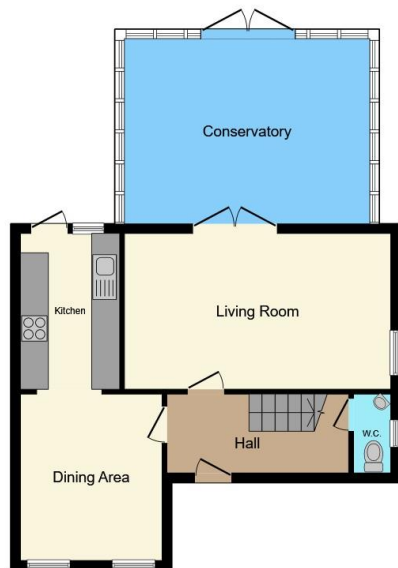
Bedroom Four

11' max x 9' 11" max (3.35m max x 3.02m max)

Bathroom

7' 2" max x 5' 8" max (2.18m max x 1.73m max)





Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/MWK305964

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK305964 - 0006

