



**98 High Street, Colney Heath, Herts, AL4 0NP**  
**£650,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in a cul-de-sac set back off Colney Heath High Street this three / four bedroom semi-detached house backing directly onto open countryside. This property features gas central heating, double glazing, lounge / dining room, downstairs cloakroom and ample parking to front.



- THREE / FOUR BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN CUL-DE-SAC SET BACK OFF COLNEY HEATH HIGH STREET
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- THROUGH LOUNGE / DINING ROOM
- DOWNSTAIRS CLOAKROOM
- AMPLE PARKING TO FRONT
- PROPERTY BACKS DIRECTLY ONTO OPEN COUNTRYSIDE
- TENURE - FREEHOLD
- COUNCIL TAX BAND E - ST ALBANS COUNCIL



Panelled front door with frosted double glazed panels and fanlight. Open into

### **ENTRANCE HALL**

Tiled floor. Single radiator.

### **DOWNSTAIRS CLOAKROOM**

Suite comprising low flush W.C. and corner hand wash basin. Tiled floors. Splashback tiling. Frosted window to side. Concealed radiator.

### **THROUGH LOUNGE / DINING ROOM**

Wood flooring. Double radiator. Concealed double radiator. Ceiling spotlights. Dual aspect with double glazed Georgian style bow window to front and double glazed windows and casement doors to rear with countryside views.

### **INNER HALL**

8'0" x 7'11" (2.45 x 2.43 )

Including stairs. Single radiator. Built in cupboard. Under stairs storage area.

### **KITCHEN**

Range of wall and base units featuring cupboards and drawers. Granite effect working surfaces with inset one and a half bowl stainless steel sink unit. Space for Range or gas cooker with corresponding extractor hood above. Space for American style fridge / freezer. Space for washing machine. Space for tumble dryer. Integrated dishwasher. Tiled floor and splashbacks. Ceiling spotlights. Double glazed Georgian style window to rear with countryside views. Part single glazed casement door to side.



## RECEPTION ROOM TWO / BEDROOM FOUR

Double glazed Georgian style bow window to front. Wood flooring. Large built in cupboard with light also housing meter and electric consumer unit.

## FIRST FLOOR GALLERIED LANDING

11'0" x 8'4" (3.36 x 2.55)

Including stair well. built in storage cupboard. Access to loft via foldaway ladder which also houses wall mounted gas central heating boiler.

## BEDROOM ONE

Range of fitted wardrobes comprising three double width and two single width with hanging rails and shelving. Matching dressing table. Double radiator. Ceiling spotlights. Double glazed Georgian style window to front with distant countryside views.

## BEDROOM TWO

Ceiling spotlights. Double radiator. Georgian style double glazed window to rear with views over open fields.

## BEDROOM THREE

Laminate wood effect flooring. Ceiling spotlights. Single radiator. Double glazed Georgian style window to front with distant woodland countryside views.

## BATHROOM

White suite comprising bath with shower mixer and separate shower over bath. Glass shower screen. Wash basin part set in vanity top with cupboards below. Concealed cistern W.C. Chrome heated towel rail. Further storage cabinet. Tiled walls and floor. Frosted Georgian style double glazed window to rear.







**Ground Floor**  
Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup>



**First Floor**  
Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>



**High Street, Colney Heath, St Albans, AL4 0NP**

Total Area: 113.1 m<sup>2</sup> ... 1217 ft<sup>2</sup>

Garden: 16.50m x 7.75m

All measurements are approximate and for display purposes only



### EXTERIOR REAR

53'10" x 25'4" (16.41 x 7.73)  
 Starting from rear of property with crazy paved patio leading to lawn area which is predominant. Single flower bed to one side. Further patio to rear of garden backing directly onto open fields. Timber garden shed. External lighting point. External water point. Access to front via sideway and timber gate.

### EXTERIOR FRONT

Extensive concrete and gravel driveway with parking for several vehicles. External water point. External lighting point.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
80-90 A		80-90 A	
61-79 B		61-79 B	
41-60 C		41-60 C	
21-40 D		21-40 D	
9-20 E		9-20 E	
1-8 F		1-8 F	
0 G		0 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>83</b>	<b>83</b>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>



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