



21 Kings Road, London Colney, AL2 1ET

Guide price £500,000 Freehold



## 21 Kings Road

London Colney, AL2 1ET

A beautifully presented and spacious three-bedroom mid-terrace home, enhanced by a full-width ground floor extension, offering generous and well-balanced accommodation throughout.

The property is entered via a covered part-glazed front door into a welcoming hallway with stairs to the first floor and access to all ground floor rooms, including a convenient downstairs cloakroom/WC. The bright lounge features a box bay window to the front and an attractive feature fireplace, with a connecting door leading into the impressive kitchen/dining room.

The extended kitchen/dining space is fitted with a range of quality wall and base units, ample work surfaces, space for a range cooker, and integrated appliances. A rear window and sliding patio doors provide excellent natural light and direct access to the garden, making this an ideal space for both everyday living and entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes and fitted drawers. The second double bedroom also includes fitted storage, while the third bedroom offers flexibility as a child's room, guest room, or home office. The family bathroom comprises a bath, separate shower cubicle, wash basin, low-level WC, and heated towel rail.

Externally, the property enjoys a block-paved driveway providing off-street parking to the front. The rear garden features a generous decked seating area leading to a lawn, along with a versatile garden room with light and power and an additional storage area. A secure side passage provides access to the front.

Situated on Kings Road in the popular village of London Colney, the property is close to local shops, schools, leisure facilities, St Albans city centre, and offers excellent access to the M25 and M1 motorway networks.





## ACCOMMODATION

Ground Floor

Entrance Hall

Lounge

18'2 x 11'3 (5.54m x 3.43m)

Kitchen/Dining Room

15'7 x 17'6 (4.75m x 5.33m)

WC

First Floor

Landing

Bedroom One

11'1 x 12'2 (3.38m x 3.71m)

Bedroom Two

12' x 11'1 (3.66m x 3.38m)

Bedroom Three

6'3 x 6'11 (1.91m x 2.11m)

Bathroom

OUTSIDE

Paved Frontage

Rear Garden

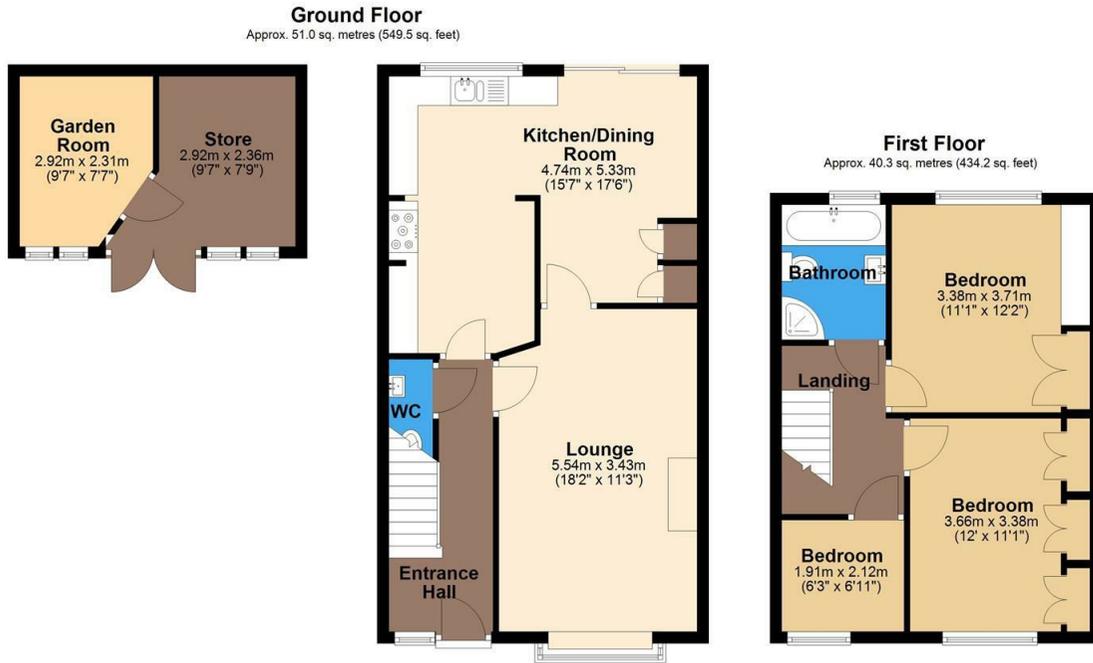
Garden Room

9'7 x 7'7 (2.92m x 2.31m)

Store

9'7 x 7'9 (2.92m x 2.36m)

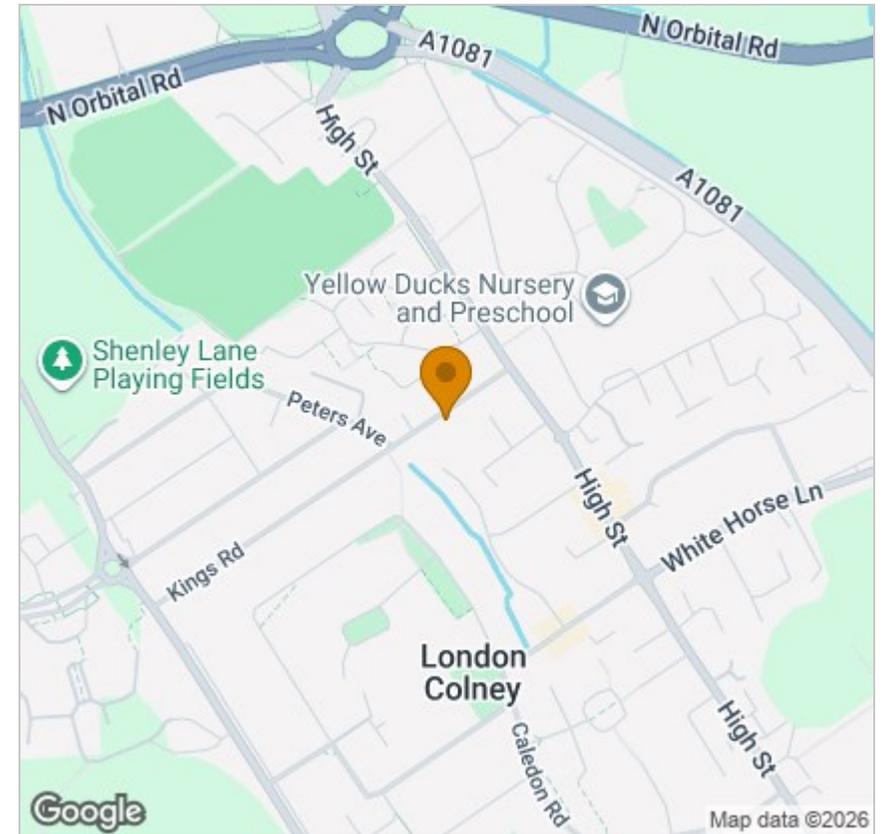
## Floor Plan



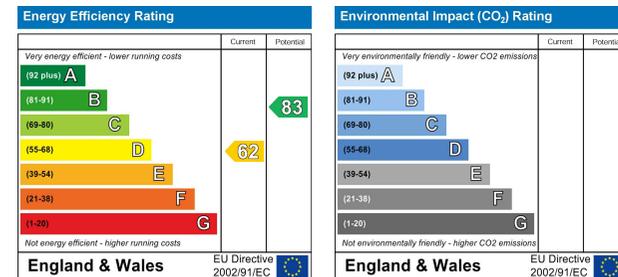
Total area: approx. 91.4 sq. metres (983.7 sq. feet)

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.  
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## Area Map



## Energy Efficiency Graph



## 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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