

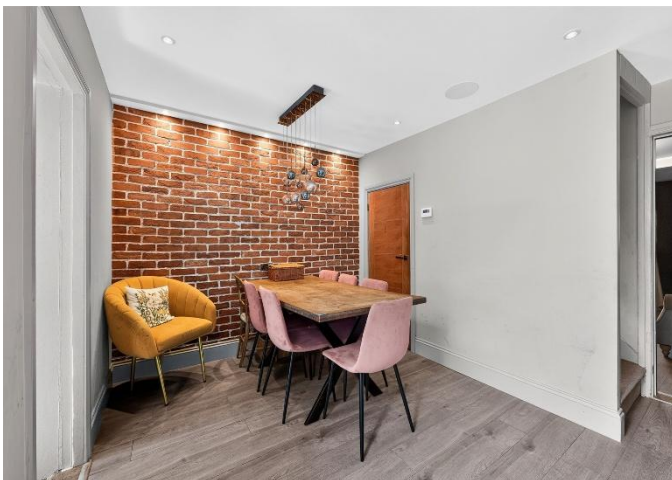


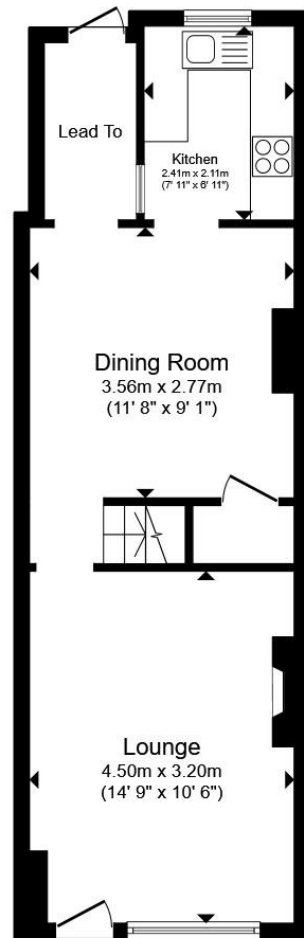
Old Cottages Bell Lane, London Colney St. Albans AL2 1DF

welcome to

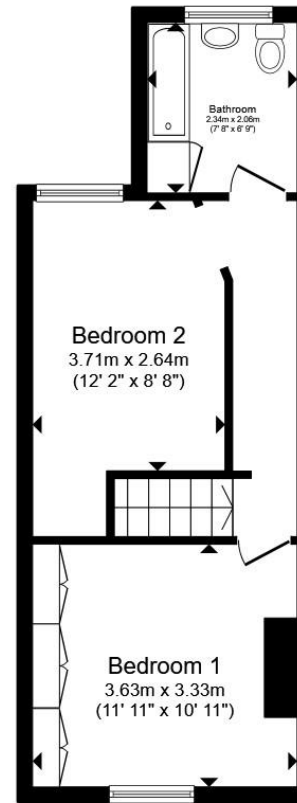
Old Cottages Bell Lane, London Colney St. Albans

A well-presented two-bedroom cottage, offering a balanced mix of character and contemporary styling. The ground floor provides two reception rooms, currently arranged as a comfortable living area to the front and a second sitting/dining space to the rear. Both feature modern décor, recessed lighting and wooden-style flooring, with the main reception room centred around a traditional fireplace and bespoke shelving. The fitted kitchen is compact and efficiently laid out, with modern units, wood-effect worktops and a window providing good natural light. Upstairs, there are two bedrooms. The main double bedroom includes exposed brickwork, neutral décor and built in storage, while the second bedroom is ideal as a children's room or home office. The bathroom is finished in a contemporary style with tiled walls, a white suite including bath with shower over, and a vanity unit with storage. Outside, there is an enclosed garden with low maintenance artificial grass and established trees, offering a useful play and seating area. London Colney offers a range of everyday amenities including local shops, supermarkets, cafés and riverside walks along the River Colne, with Colney Fields Retail Park nearby. Families have access to several primary and secondary schools within a short drive, as well as leisure facilities and parks. For commuters, road links include easy access to the A1, M1 and M25.





Ground Floor



First Floor

Total floor area 78.0 m² (839 sq.ft.) approx

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.propertybox.io


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Old Cottages Bell Lane, London Colney St. Albans

- Two-bedroom Cottage
- Two Versatile Reception Rooms
- Character Fireplace with Bespoke Shelving
- Contemporary Bathroom
- Main Bedroom with Exposed Brickwork

Tenure: Freehold EPC Rating: C

Council Tax Band: C



£450,000



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Property Ref:
ALB106341 - 0002

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Please note the marker reflects the
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