



Willowside, London Colney St. Albans AL2 1DP

welcome to

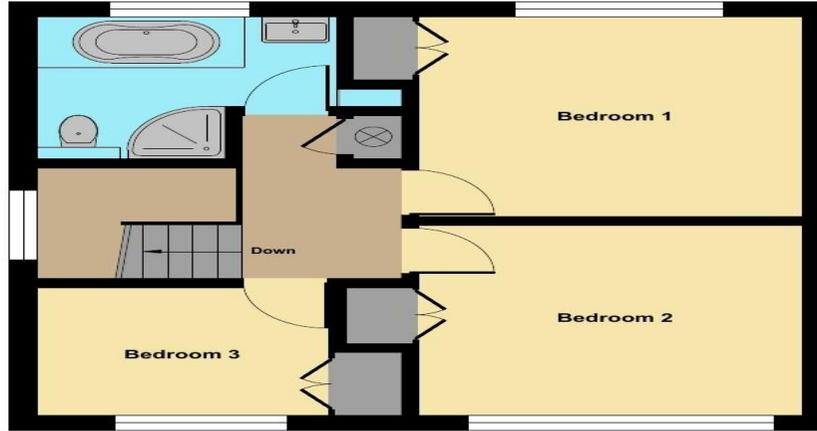
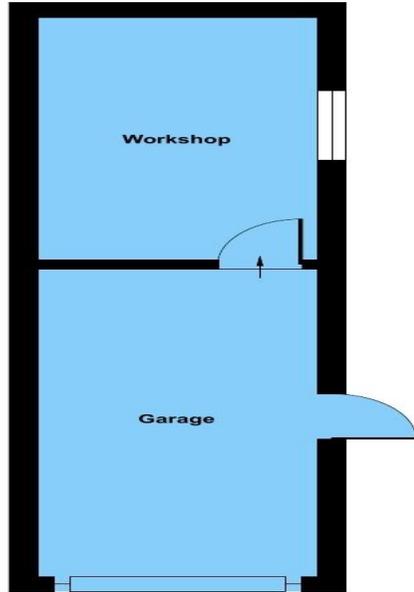
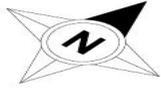
Willowside, London Colney St. Albans

Tucked away in a quiet residential close in the heart of London Colney, this well-presented three/four bedroom detached home boasts a driveway, garage and a well-maintained rear garden. Located just 0.5 miles from Colney Fields Shopping Park and Broad Colney Lakes Nature Reserve.

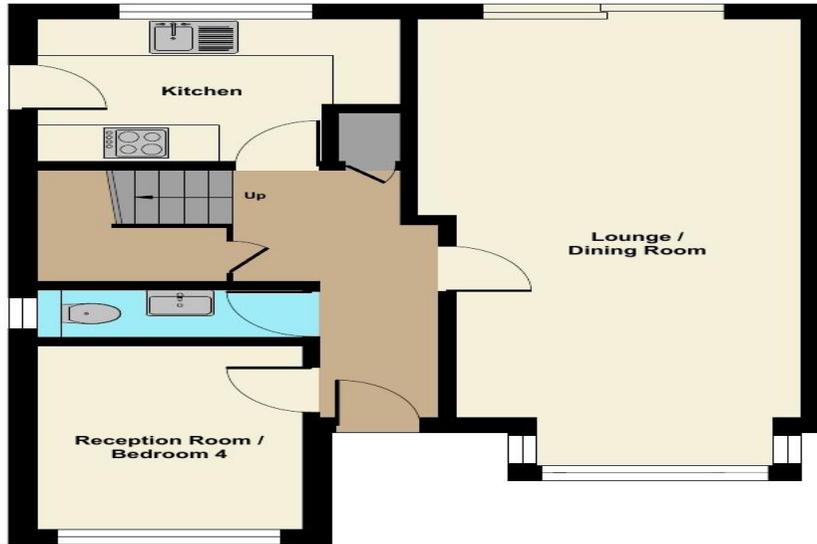


Willowside, London Colney, St. Albans, AL2

Approximate Area = 1035 sq ft / 96.1 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 1285 sq ft / 119.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Entrance Hall

Cloak Room

Lounge/Dining Room

21' 9" to bay x 11' 2" max (6.63m to bay x 3.40m max)

Kitchen

10' 8" max x 7' 8" max (3.25m max x 2.34m max)

Sitting Room

9' 11" x 7' 9" (3.02m x 2.36m)

Bedroom 1

11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom 3

8' 9" x 7' 2" (2.67m x 2.18m)

Bathroom



welcome to

Willowside, London Colney St. Albans

- Detached Home
- 3/4 Bedrooms
- Garage & Driveway
- Workshop
- Well-Maintained Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105917



Property Ref:
ALB105917 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk