



Connells

Summerfield Close
London Colney St. Albans



Property Description

Positioned on a generous plot within a peaceful cul-de-sac in the ever-popular village of London Colney, the home enjoys a charming outlook over a picturesque green, creating a wonderfully private and tranquil setting. The current accommodation is spacious and well laid out. An entrance porch leads into a welcoming hallway with cloakroom, while a generous sitting room and separate dining room provide excellent entertaining space, flowing through to the kitchen and conservatory overlooking the garden.

The integral double garage, accessed internally, offers clear potential for conversion into additional living accommodation - ideal for creating a stunning open-plan kitchen/family space. Upstairs, five well-proportioned bedrooms provide flexibility for growing families, guests or home working, all served by a family bathroom. The loft space presents further scope for conversion (STPP), allowing buyers to significantly increase the overall footprint. Outside, the sizeable rear garden offers fantastic potential for landscaping, extension or simply creating a superb outdoor entertaining space.

At the rear of the plot sits a large detached double garage, perfectly suited for conversion into an annexe, studio or home office (subject to consent). Driveway parking for three vehicles, alongside ample on-street parking, completes the package. Homes offering this level of flexibility, plot size and development potential in such a desirable village location are rarely available.



Dining Room

9' 3" x 9' 2" (2.82m x 2.79m)

Kitchen

9' 6" x 9' 3" (2.90m x 2.82m)

Conservatory

14' 8" x 8' 10" (4.47m x 2.69m)

Bedroom One

13' 11" x 11' 9" (4.24m x 3.58m)

Bedroom Two

12' 8" x 12' 7" (3.86m x 3.84m)

Bedroom Three

10' 8" x 10' 6" (3.25m x 3.20m)

Bedroom Four

12' 8" x 9' 11" (3.86m x 3.02m)

Bedroom Five

10' 9" x 9' 3" (3.28m x 2.82m)





Ground Floor



First Floor



Garage

Total floor area 181.8 m² (1,957 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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EPC Rating: D Council Tax Band: E

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Tenure: Freehold



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