



Connells

Perham Way
London Colney ST. ALBANS

Perham Way London Colney ST. ALBANS AL2 1LB

for sale offers in excess of
£400,000



Property Description

Set in a quiet cul-de-sac just a short stroll from the High Street, this well-presented two-bedroom home offers the perfect blend of convenience and comfort.

Designed with a practical layout and finished in a modern style, the property is an ideal choice for first-time buyers, downsizers, or those seeking a well-located investment.

The welcoming entrance opens into a light-filled living space, perfectly suited for relaxing after a busy day or entertaining friends. The modern kitchen offers ample storage and workspace, with direct access to the private rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, two well-proportioned bedrooms provide flexibility for a growing family, guests, or a dedicated home office, complemented by a sleek family bathroom.

Externally, the property enjoys the rare benefit of allocated parking and a private rear garden with a sought-after southerly aspect, ensuring plenty of sunshine throughout the day - an ideal setting for summer barbecues, a morning coffee, or a peaceful retreat.

Positioned in a cul-de-sac setting, the home combines a sense of peace and privacy with excellent convenience. Local shops, cafés, and amenities are just around the corner, while transport links provide easy connections to surrounding towns and London.

This property offers a lifestyle of ease and modern comfort in a location that truly delivers the best of both worlds.



Sitting Room

15' 5" x 12' 4" (4.70m x 3.76m)

Kitchen/Breakfast Room

12' 4" x 10' 1" (3.76m x 3.07m)

Bedroom One

12' 4" x 9' 7" (3.76m x 2.92m)

Bedroom Two

10' x 8' 2" (3.05m x 2.49m)

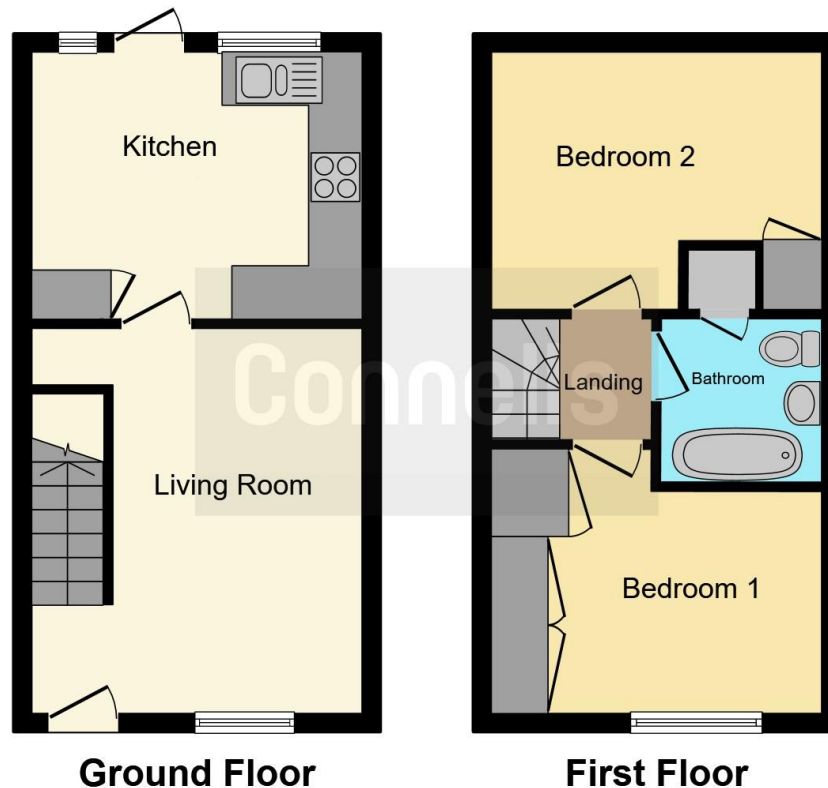
Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)









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.focalagent.com

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38 Chequer Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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