



98 High Street, Colney Heath, Herts, AL4 0NP
Offers In The Region Of £637,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated in a small cul-de-sac set back off Colney Heath High Street within yards of Colney Heath primary school, this four bedroom semi-detached house backing directly onto open countryside. This property features gas central heating, double glazing, lounge / dining room, downstairs cloakroom and ample parking to front.



- FOUR BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN A SMALL CUL-DE-SAC WITHIN YARDS OF COLNEY HEATH PRIMARY SCHOOL
- COUNTRYSIDE VIEWS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- THROUGH LOUNGE / DINING ROOM
- DOWNSTAIRS CLOAKROOM
- AMPLE PARKING TO FRONT FOR SIX VEHICLES
- NEAR TO A414
- PROPERTY BACKS DIRECTLY ONTO OPEN COUNTRYSIDE
- TENURE - FREEHOLD - COUNCIL TAX BAND E - ST ALBANS COUNCIL



Panelled front door with frosted double glazed panels and fanlight. Open into

ENTRANCE HALL

Tiled floor. Single radiator.

DOWNSTAIRS CLOAKROOM

Suite comprising low flush W.C. and corner hand wash basin. Tiled floors. Splashback tiling. Frosted window to side. Concealed radiator.

THROUGH LOUNGE / DINING ROOM

Wood flooring. Double radiator. Concealed double radiator. Ceiling spotlights. Dual aspect with double glazed Georgian style bow window to front and double glazed windows and casement doors to rear with countryside views.

INNER HALL

8'0" x 7'11" (2.45 x 2.43)

Including stairs. Single radiator. Built in cupboard. Under stairs storage area.

KITCHEN

Range of wall and base units featuring cupboards and drawers. Granite effect working surfaces with inset one and a half bowl stainless steel sink unit. Space for Range or gas cooker with corresponding extractor hood above. Space for American style fridge / freezer. Space for washing machine. Space for tumble dryer. Integrated dishwasher. Tiled floor and splashbacks. Ceiling spotlights. Double glazed Georgian style window to rear with countryside views. Part single glazed casement door to side.

RECEPTION ROOM TWO / BEDROOM FOUR

Double glazed Georgian style bow window to front. Wood flooring. Large built in cupboard with light also housing meter and electric consumer unit.



FIRST FLOOR GALLERIED LANDING

11'0" x 8'4" (3.36 x 2.55)

Including stair well. built in storage cupboard. Access to loft via foldaway ladder which also houses wall mounted gas central heating boiler.

BEDROOM ONE

Range of fitted wardrobes comprising three double width and two single width with hanging rails and shelving. Matching dressing table. Double radiator. Ceiling spotlights. Double glazed Georgian style window to front with distant countryside views.

BEDROOM TWO

Ceiling spotlights. Double radiator. Georgian style double glazed window to rear with views over open fields.

BEDROOM THREE

Laminate wood effect flooring. Ceiling spotlights. Single radiator. Double glazed Georgian style window to front with distant woodland countryside views.

BATHROOM

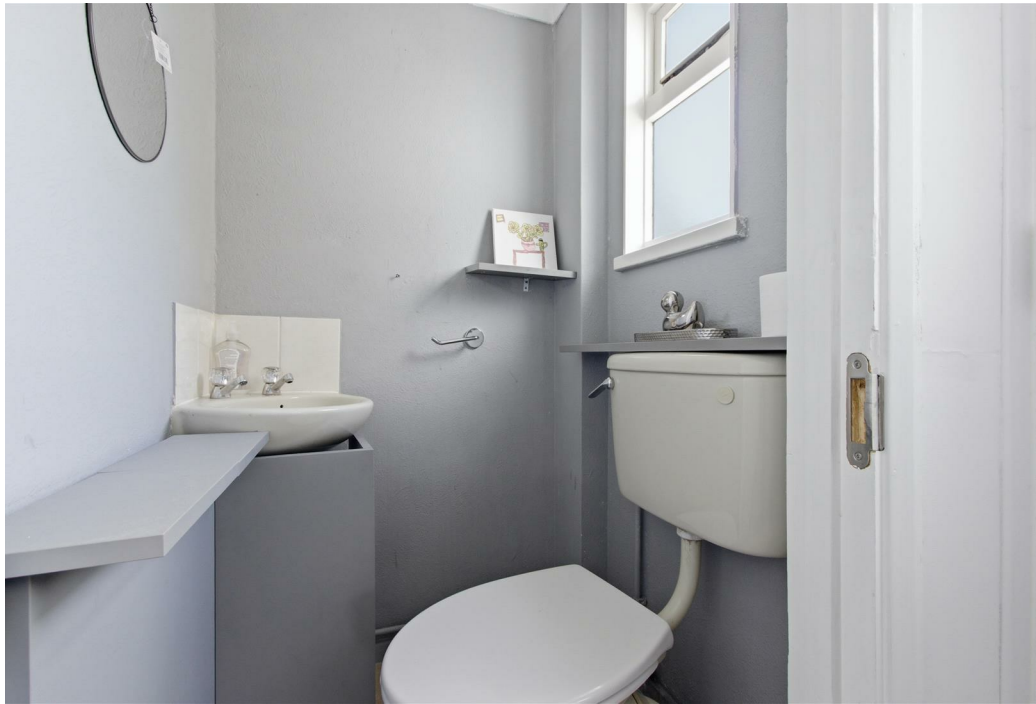
White suite comprising bath with shower mixer and separate shower over bath. Glass shower screen. Wash basin part set in vanity top with cupboards below. Concealed cistern W.C. Chrome heated towel rail. Further storage cabinet. Tiled walls and floor. Frosted Georgian style double glazed window to rear.

EXTERIOR REAR

53'10" x 25'4" (16.41 x 7.73)

Starting from rear of property with crazy paved patio leading to lawn area which is predominant. Single flower bed to one side. Further patio to rear of garden backing directly onto open fields. Timber garden shed. External lighting point. External water point. Access to front via sideways and timber gate.







High Street, Colney Heath, St Albans, AL4 0NP

Total Area: 113.1 m² ... 1217 ft²

Garden: 16.50m x 7.75m

All measurements are approximate and for display purposes only



Property Information
 We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

EXTERIOR FRONT

Extensive concrete and gravel driveway with parking for several vehicles. External water point. External lighting point.

Tenure - Freehold. Council tax band E - St Albans Council.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A B C D E F G		Very environmentally friendly - lower CO₂ emissions A B C D E F G	
83	81		
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

