



28 Manor Road, London Colney, AL2 1PL

Guide price £500,000 Freehold



28 Manor Road

London Colney, AL2 1PL

A wonderful opportunity to purchase this three-bedroom semi-detached home, situated on a popular residential road in the village of London Colney. Offered with no onward chain, the property provides well-planned accommodation and excellent potential to extend to the front, side and rear, subject to the necessary planning consents.

The accommodation comprises a covered entrance leading to a welcoming hallway with stairs to the first floor and access to all principal rooms. To the front is a spacious lounge with a large window providing an abundance of natural light. The fitted kitchen offers a range of wall and base units with work surfaces, sink unit and space for appliances, and a window overlooking the rear garden. A square archway opens to the dining room, which enjoys views to the garden. The kitchen also leads to a useful brick-built utility room, downstairs WC and additional storage room with access to the driveway and rear garden.

On the first floor, the landing provides access to three well-proportioned bedrooms, including a principal bedroom overlooking the rear garden, together with a modern shower room featuring a walk-in shower, WC and wash hand basin.

Externally, the property benefits from a block-paved driveway providing off-street parking for two vehicles. The rear garden is a particular feature, being well established and mainly laid to lawn with a paved patio area, pathway, mature shrubs and planting providing a good degree of privacy.

Manor Road is a sought-after residential location close to highly regarded schools, local shops, amenities and nearby parkland, making it an ideal choice for families.





ACCOMMODATION

Hall

Lounge

14'7 x 11'4 (4.45m x 3.45m)

Dining Room

10'2 x 9'1 (3.10m x 2.77m)

Kitchen

12'0 x 10'2 (3.66m x 3.10m)

Utility Room

9'5 x 7'7 (2.87m x 2.31m)

W.C

Store Room

9'5 x 7'7 (2.87m x 2.31m)

FIRST FLOOR

Landing

Bedroom

14'8 x 9'0 (4.47m x 2.74m)

Bedroom

12'0 x 10'11 (3.66m x 3.33m)

Bedroom

9'1 x 7'7 (2.77m x 2.31m)

Shower Room

OUTSIDE

Frontage

Rear Garden

100 (30.48m)

Shed

9'2 x 8'9 (2.79m x 2.67m)



Floor Plan



Total area: approx. 112.0 sq. metres (1205.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

