



**Connells**

The Righford Colney Manor Bullens Green Lane  
St. Albans



# The Rightford Colney Manor Bullens Green Lane St. Albans AL4 0QR

For Sale  
£775,000



## Property Description

The Rightford has everything you need to work from home and enjoy family living all under one roof. The dedicated study is situated away from the hustle and bustle of the rest of the house, letting you work in peace. The heart of the home is the large kitchen/dining area, with two sets of double doors, one leading to the living room and the other to the garden, letting you keep an eye on the kids - indoors or out - while you're busy multitasking. There is also a handy utility room off the kitchen. The spacious living room has a large window, keeping it bright and airy in the daytime. Three of the bedrooms are doubles, allowing plenty of space for the whole family. The single bedroom could be an ideal space for a home gym or nursery.

## Ground Floor

The development is situated to the left of a public footpath with peaceful walks past green space into the village and beyond, connecting you to the community. The frontage is located on a quiet village lane with attractive facades that are representative of the Hertfordshire postcode. Much of the perimeter is also hugged by mature trees and hedgerows, giving a secluded feel.

## Dining Room/Family Room

11' 1" max x 10' 1" max ( 3.38m max x 3.07m max )

## Kitchen

18' 4" max x 11' max ( 5.59m max x 3.35m max )

## Lounge

19' 11" max x 14' 6" max ( 6.07m max x 4.42m max )

## Study

11' 1" max x 7' 8" max ( 3.38m max x 2.34m max )

## First Floor

## Bedroom One

11' 1" max x 11' 1" max ( 3.38m max x 3.38m max )

## Bedroom Two

12' 1" max x 11' 5" max ( 3.68m max x 3.48m max )

## Bedroom Three

12' 6" max x 9' 11" max ( 3.81m max x 3.02m max )

## Bedroom Four

13' 5" max x 7' 10" max ( 4.09m max x 2.39m max )

## Bedroom Five

10' 7" max x 7' 8" max ( 3.23m max x 2.34m max )

## Disclaimer

These particulars are compiled with care to give a fair description, but we cannot guarantee their accuracy and they do not constitute an offer or contract.

The specification is the anticipated specification but may be subject to change as necessary and without notice. The developer reserves the right to change specifications, designs, floor plans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.













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EPC Rating:  
Exempt

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Tenure: Freehold



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