



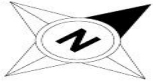
Morris Way, London Colney St. Albans AL2 1JJ

welcome to

Morris Way, London Colney St. Albans

Situated in a highly convenient location just off London Colney's High Street, this three-bedroom semi-detached home is offered to the market with no onward chain, a garage and a driveway.





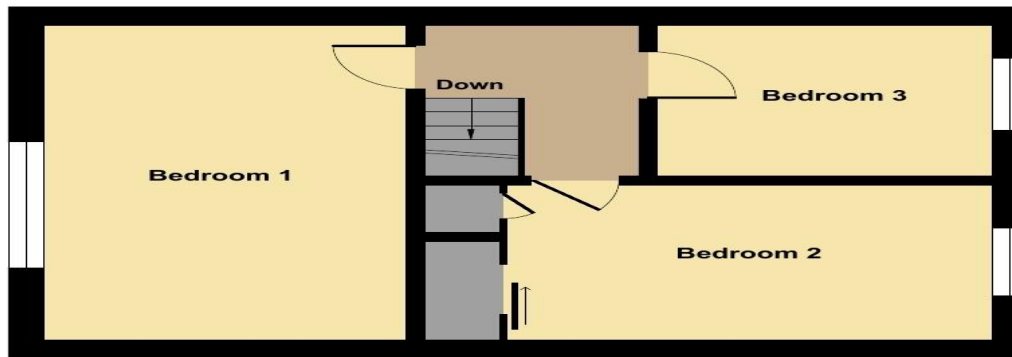
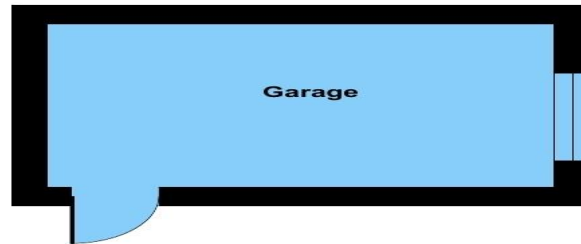
Morris Way, London Colney, St. Albans, AL2

Approximate Area = 876 sq ft / 81.3 sq m

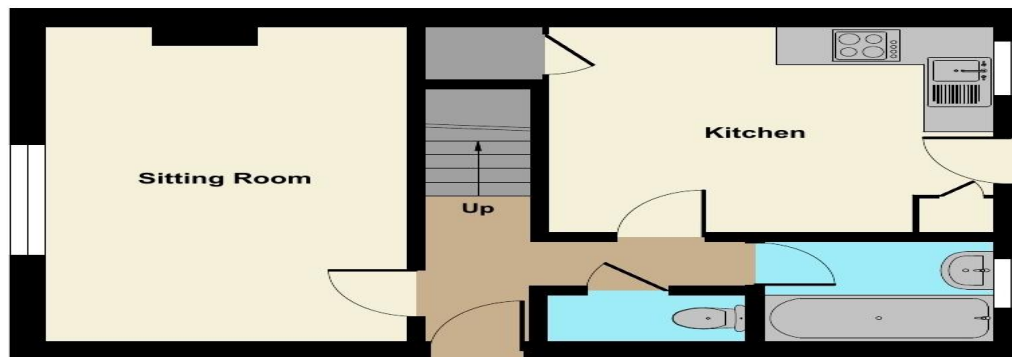
Garage = 122 sq ft / 11.3 sq m

Total = 998 sq ft / 92.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Lounge

16' 2" x 9' 8" (4.93m x 2.95m)

Kitchen

11' 9" x 10' 9" (3.58m x 3.28m)

Bathroom

Bedroom 1

16' 2" x 9' 7" (4.93m x 2.92m)

Bedroom 2

8' 11" x 7' 10" (2.72m x 2.39m)

Bedroom 3

15' 1" x 8' (4.60m x 2.44m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nšchecom 2026. Produced for William H Brown. REF: 1496834

welcome to

Morris Way, London Colney St. Albans

- Semi-Detached Home
- 3 Bedrooms
- Garage & Driveway
- No Onward Chain
- Excellent Renovation Potential

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers over
£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB106278



Property Ref:
ALB106278 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk