



**Connells**

Manor Road  
London Colney ST. ALBANS



### Property Description

Connells St Albans are proud to offer to the market this beautifully presented and impressive five-bedroom semi-detached family home which offers the exciting potential for further extension, subject to the relevant planning consents being in place.

Offering spacious and balanced living accommodation throughout, the property comes with a welcoming entrance hallway, modern and stylish kitchen/dining room, separate sitting room, downstairs Shower Room and a large utility/storage room.

The property further benefits from five generous sized bedrooms and a recently re fitted family bathroom, spread across the first and second floor accommodation.

To the outside, there is a large rear garden which provides an enjoyable, yet private outdoor space, perfect for relaxing and entertaining, plus driveway parking to the front for several vehicles.

Situated in the ever popular London Colney, close to local amenities, easy transport links and fantastic schooling, then this is a must see property and early viewing comes highly recommended.

### Hallway

11' 1" max x 6' 1" max ( 3.38m max x 1.85m max )

### Sitting Room

11' 1" max x 13' 10" max ( 3.38m max x 4.22m max )

### Kitchen

11' 3" max x 20' 4" max ( 3.43m max x 6.20m max )

### Utility Room

9' 3" max x 12' 11" max ( 2.82m max x 3.94m max )

### Bedroom One

11' 1" max x 12' 11" max ( 3.38m max x 3.94m max )

### Bedroom Two

12' 11" max x 11' 10" max ( 3.94m max x 3.61m max )

### Bedroom Three

11' 1" max x 14' 4" max ( 3.38m max x 4.37m max )

### Bedroom Four

11' 5" max x 14' 2" max ( 3.48m max x 4.32m max )

### Bedroom Five

7' 5" max x 8' 11" max ( 2.26m max x 2.72m max )

### Bathroom

4' 11" max x 8' 1" max ( 1.50m max x 2.46m max )









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](http://www.focalagent.com)

To view this property please contact Connells on

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

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA316838](http://connells.co.uk/Property/STA316838)**



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