



43 Harvey Road, London Colney, AL2 1NA

Guide price £450,000 Freehold



Paul Barker
ESTATE AGENTS

43 Harvey Road

London Colney, AL2 1NA

A spacious three-bedroom property offered with no onward chain and an excellent opportunity for buyers seeking a home to modernise and make their own. With a generous total area of approximately 845 sq. feet, and a brand new roof with a 10 year guarantee including felt and insulation as well as new fascias, soffits and guttering. The property provides well-proportioned accommodation across two floors and is located in the popular village of London Colney.

On the ground floor, the home features a welcoming entrance hall, a bright lounge, and a large kitchen/dining room extending across the rear of the house. There is also additional storage under the stairs and side access to the rear and front of the property.

Upstairs, the first floor offers three bedrooms including two double sized bedrooms with fitted wardrobes, a further third bedroom along with a family bathroom.

While the property is in need of modernisation throughout, it presents a fantastic blank canvas for refurbishment or reconfiguration and further extension possibilities (STPP), allowing you to design the perfect home to suit your taste and lifestyle.

Outside, there is a private rear garden with two sheds and a green house. There is off-street parking and a gated frontage enclosed by a wall and laid to lawn.

Harvey Road is located in the popular village of London Colney close to the thriving High Street, picturesque River Colne, and the Colney Fields shopping park including Sainsbury's and Marks & Spencer amongst others. Close by are excellent transport links including the M25, M1 & A1(M) and excellent bus routes to St Albans City station where there are fast direct trains to St Pancras International.





ACCOMMODATION

Entrance Hall

Lounge

12' x 11'6 (3.66m x 3.51m)

Kitchen/Dining Room

23'5 x 18'3 (7.14m x 5.56m)

FIRST FLOOR

Landing

Bedroom 1

12'1 x 11'1 (3.68m x 3.38m)

Bedroom 2

11'2 x 11'9 (3.40m x 3.58m)

Bedroom 3

6'5 x 6'9 (1.96m x 2.06m)

Bathroom

OUTSIDE

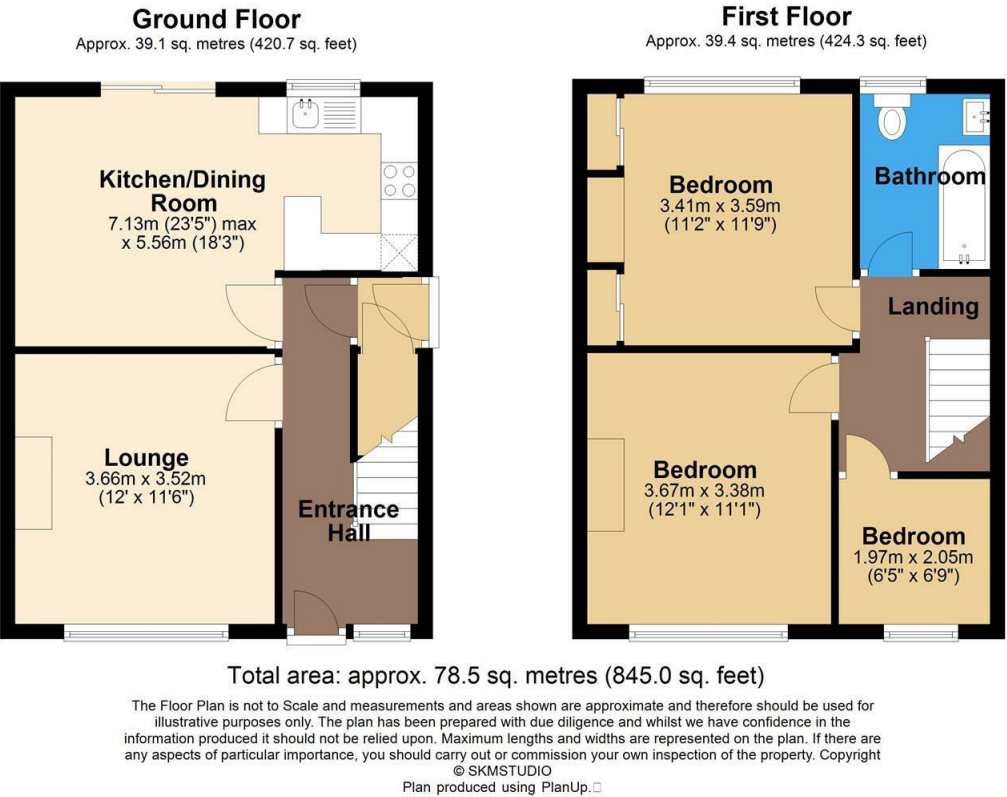
Front Garden

Paved Parking Space

Rear Garden



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

