

Connells

Aubrey Avenue
London Colney St. Albans

Aubrey Avenue
London Colney St. Albans AL2 1LX

for sale offers over
£460,000







Property Description

The property opens into a welcoming entrance hallway, leading through to a comfortable separate lounge - an inviting space in which to relax and unwind. Positioned at the rear, the contemporary kitchen/dining room provides plenty of room for cooking, entertaining and family meals, creating a sociable heart to the home. A convenient ground-floor cloakroom completes this level.

Upstairs are three well-proportioned bedrooms, offering flexibility for family living, overnight guests or those requiring a dedicated home office. These are served by a family bathroom fitted with a fresh white suite.

Outside, the property enjoys a well-tendered rear garden providing a great outdoor space, ideal for relaxing or entertaining in, whilst the property then further benefits from valuable driveway parking to the front.

Location

London Colney offers an excellent combination of village life and everyday convenience, with a varied selection of local shops and amenities, attractive walks beside the River Colne and the extensive retail and leisure facilities of Colney Fields Retail Park. The village is also ideally placed for commuters, with straightforward access to the M25, M1 and A1(M), providing excellent connections to London and the surrounding areas.

Agent Note

Please note: An AML fee is payable by the buyer once an offer has been accepted. This covers the cost of the required identity and anti-money laundering checks. Once completed, the fee is non-refundable, even if the purchase does not proceed.

Lounge
12' 1" x 12' (3.68m x 3.66m)

Kitchen
18' 4" x 11' 1" (5.59m x 3.38m)

Bedroom One
12' 4" x 11' 2" (3.76m x 3.40m)

Bedroom Two
12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom Three
7' 1" x 6' 3" (2.16m x 1.91m)







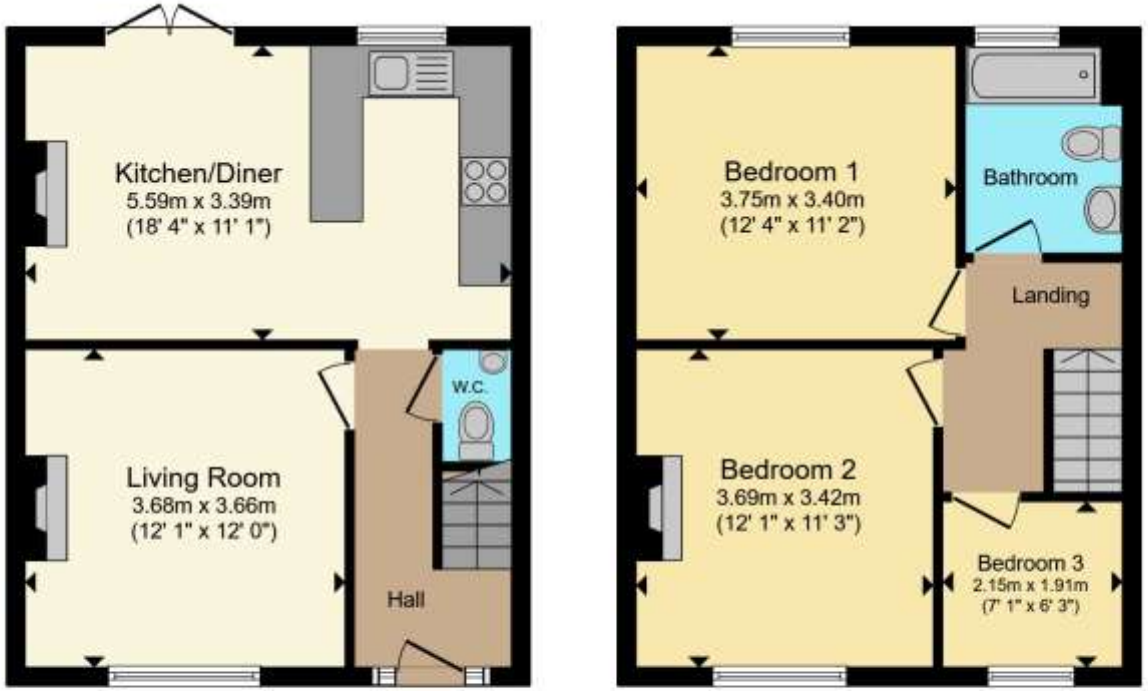












Total floor area 79.9 m² (860 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STA318173

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.