



HEARTWOOD
HOMES

Collyer Road, London Colney, St. Albans, AL2 1PD

A deceptively large three bedroom semi detached family home which is set at the back of a pleasant and highly desirable cul de sac location. The property is ideally situated close to sought after local schools, a wide variety of local shopping facilities, the motorway networks and only a short distance from St Albans City Centre.

This lovely home is immaculately presented and offers versatile accommodation, starting in the storm porch which leads through to the entrance hallway. From here you access the attractive kitchen breakfast room with views and access to the garden. Furthermore, there is a wonderful, bright and spacious, open plan living/dining room and a stunning conservatory also opening to the delightful rear garden. To the first floor there are three well-proportioned generous bedrooms and a modern bathroom.

Externally, the front has been block paved to providing off street parking and to the rear there is a beautifully maintained southwest facing rear garden, ideal for entertaining.

We are expecting a significant level of interest on this wonderful home, so please book your appointment to view and avoid missing out. EPC Grade C



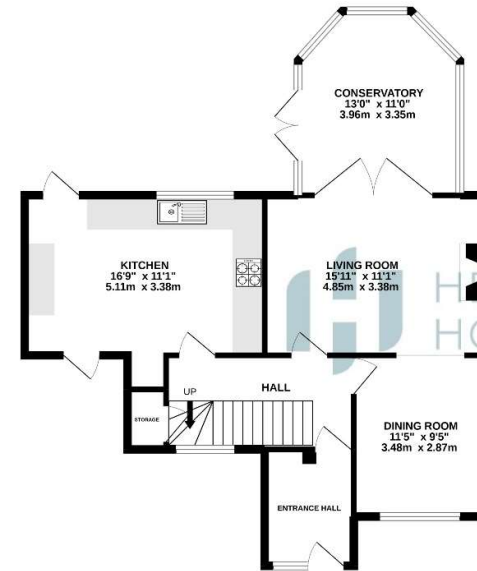


Disclaimer

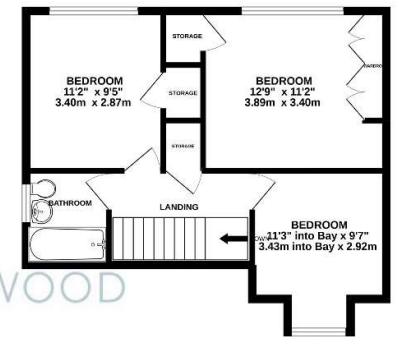
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	80
D	70
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
www.epc4u.com	