



3 Bedrooms



2 Bath/Shower Rooms



1 Reception Room



Garage & Off-Street
Parking



South-West Facing



EPC Band D

Council Tax

Band E
- £2,878.19 2025/2026

Local Authority
St Albans City & District
Council



High Street, London Colney, AL2 1HD

A charming three bedroom detached house in a convenient location. This well presented property has a lovely South-West facing garden, a garage and a further parking space to the rear.

- Beautifully Presented Refurbished Detached Home
- Three Bedrooms
- Garage & Off-Street Parking
- South-West Facing Landscaped Rear Garden with Kitchen/Bar
- Spacious Living Room with Bay Window & Feature Fireplace
- Close to St Albans Mainline Station & Local Amenities
- Contemporary Kitchen + Utility Area & Separate WC

Description

This detached home has been refurbished throughout and has an airy open-plan ground floor layout which offers good flexibility of use. The living area is to the front of the house, with a bay window and bespoke storage either side of the feature fireplace, and this leads past a dining area into the spacious kitchen. This has been cleverly designed to incorporate plenty of storage in smart wall and base cupboards as well as a breakfast bar for informal dining, and is well lit with a large rooflight above. Beyond here is a further reception space with glazed doors to the garden and there is also a useful utility area and separate WC. The excellent finish continues upstairs, where there are three bedrooms, two of which can easily accommodate a double bed, and there is a shower room accessed from the landing. The rear garden is beautifully landscaped with an impressive display of palms trees giving it a good level of privacy. Paved for low maintenance, with raised planted beds, it is a lovely space to sit outside, and it has a super garden kitchen/bar making it an ideal area to socialise. The house has a garage to the rear, accessed from Floral Drive, with further parking space next to it and a gate from here gives direct access to the rear of the garden. Please note - Planning approval is not in place for the first floor terrace and associated balustrade at the rear of the house.

Location

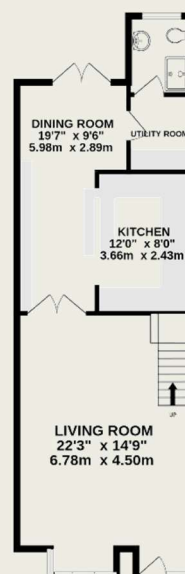
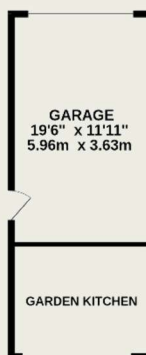
London Colney is positioned to the south-west of St Albans and within easy reach of the city's wide range of amenities. Both St Albans City Station and Radlett Stations can be used for access into London, and the property is within walking distance of Colney Fields Retail Park.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

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