



St Yon Court, Colney Heath Lane, St Albans, AL4 0TR

Price £750,000





## St Yon Court, Colney Heath Lane, St Albans, AL4 0TR

Offering over 1,700 sq. ft of well thought out accommodation arranged over three floors, this five bedroom detached property is a deceptively large family home. In close proximity to the highly regarded Oakwood Primary School and Beaumont Secondary School it occupies an ideal location for a family, with bus routes and local shops nearby complimenting this perfectly. The dual aspect garden allows for an ideal separation for adults and children while the accommodation provides a similar feel, with flexible living space and a master suite on the second floor built to include an en-suite and walk in wardrobe.

Located to the East side of St Albans, St Yon Court is a small cul-de-sac of similar properties accessed via Colney Heath lane. The location allows for simple access to St Albans City and Hatfield main line stations, a wide range of amenities available just a short drive away and easy access into London





## ACCOMMODATION

### Entrance Hall

Amtico tiles throughout which lead to the kitchen, doors accessing the downstairs cloakroom, reception room and open-plan kitchen/diner. An under stairs storage cupboard allows for storage.

### Downstairs Cloakroom

Tiled flooring, wash hand basin with tiled splashbacks and low level w/c.

### Kitchen/Diner 17'9 x 15'11 (5.41m x 4.85m)

Amtico tiles, range of wall and base units, granite worktops and granite splashbacks, two skylights give an elegant finish to a large open-plan room with breakfast bar, integral dishwasher, gas hob, electric oven, integral microwave, space for washing machine, tumble dryer and fridge/freezer, window to front and double glazed double doors leading onto patio area. The skylights lend the room perfectly for natural light.

### Living Room 17'9 x 12'11 (5.41m x 3.94m)

Carpeted with window to rear and door leading to garden room with fully functioning gas fire.

### Garden Room 14'4 x 8'7 (4.37m x 2.62m)

Double glazed window to rear with door leading to rear garden, Karndean tiled flooring and two skylights again lending the room to natural light.

## FIRST FLOOR

### Bedroom Two 10'6 x 9'11 (3.20m x 3.02m)

Carpeted with radiator and window to rear and door to en suite shower room.

### En Suite

Tiled flooring and walls with shower cubicle, low level w/c, wash hand basin, vanity mirror and double glazed window to side.

### Bedroom Three 13'1x7' (3.99m x 2.13m)

Carpeted with radiator and window to rear.



**Bedroom Four 10'5 max x 9'6 (3.18m max x 2.90m)**

Carpeted with radiator and window to front.

**Bedroom Five 9'5 x 7'0 (2.87m x 2.13m)**

Carpeted with radiator and window to front

### **Family Bathroom**

Tiled floor and walls, under floor heating, shower over bath, vanity sink and low level w/c with window to side.

## **SECOND FLOOR**

**Master Bedroom 16'2 x 12'6 (4.93m x 3.81m)**

Large double bedroom carpeted throughout with ample storage space and window to rear.

### **En Suite**

Tiled flooring and walls, under floor heating, shower over bath, low level w/c and wash hand basin with Velux window and vanity mirror.

## **EXTERIOR**

### **Front**

To the side of the property there is a shared driveway which allows parking for two cars as well as having the benefit of a single garage.

### **Rear Garden**

The property has dual aspect gardens after a re-arrangement of the accommodation, now providing a timber decked front garden enclosed by timber panelled fencing and a rear garden which is mainly laid to lawn again enclosed by timber panelled fencing.

### **Viewing Information**

BY APPOINTMENT ONLY THROUGH  
PUTTERILLS OF HERTFORDSHIRE,  
THROUGH WHOM ALL NEGOTIATIONS  
SHOULD BE CONDUCTED.

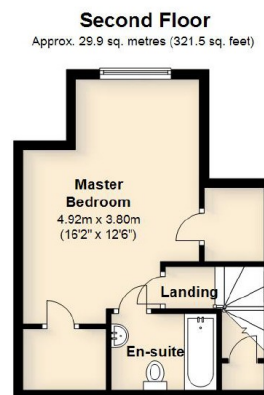
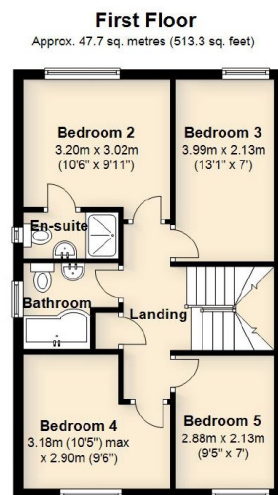
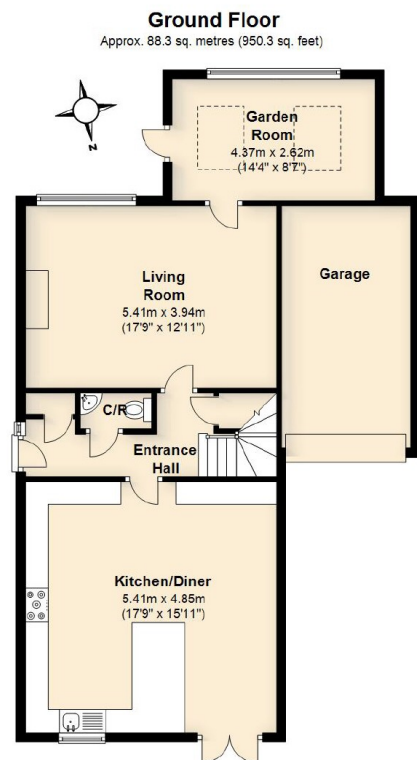
### **Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



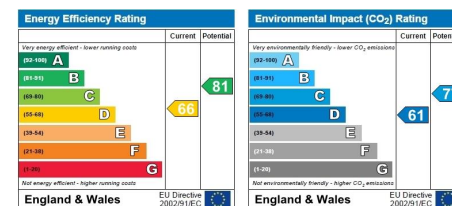






Total area: approx. 165.8 sq. metres (1785.2 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



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