



P U T T E R I L L S

— est. 1992 —

North Orbital Road London Colney, St Albans AL4 0NF

£1,250,000



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This superb five bedroom detached family home is situated on a plot that extends to just less than two acres and offers further potential to renovate or develop subject to the usual consents. The property is approached by a secluded gated driveway and is located approximately two miles from St. Albans city centre. The accommodation comprises of various downstairs reception rooms, all of which require modernisation and offer further potential to extend or redevelop. Offered chain free this is a superb opportunity to acquire a substantial property set within a stunning wooded location.

Agent note disclosure: We understand that the property has been the subject of some historic underpinning works. We have asked for documentation from the owners which should be available for inspection on request.

London Colney is a village and civil parish in Hertfordshire, It is located to the north of London, close to Junction 22 of the M25 motorway. It is near St Albans and part of the St Albans District. At the time of the 2001 census the population of London Colney ward was 7,742, increasing to 9,507 in 2011. It is considered a satellite or dormitory village of St Albans, where some villagers travel to work and shop. The Village is home to Colney Fields retail park, which contains a Sainsbury's, Marks & Spencer's, Next, Boots, Monsoon and TK Maxx. Willows activity farm is situated off the A1081. Arsenal F.C. has its training ground near Bell Lane, London Colney. Watford F.C. also train in London Colney on Arsenal F.C.'s old training ground. Associated with the village there are walks, nature reserves and ponds. The Mosquito Aircraft Museum, now known as the de Havilland Aircraft Museum, established in 1959, is located at Salisbury Hall on the south side of the M25 motorway. London Colney has a great selection of open-water fishing in the River Colne and associated lakes. The long-running 84 bus route runs through London Colney towards St Albans from Barnet, and also connect the village with St Albans, Hatfield, Watford, Borehamwood and Luton.

### Entrance Hall

Door to front aspect, radiator and large storage cupboard with window to the rear.

### WC

Window to the side aspect, radiator, low level WC and wash hand basin.

### Living Room 5.63m x 5.62m max (18'6" x 18'5" max)

Two radiators, patio door to rear garden, three windows to the rear aspect and four windows to the side aspect. Log burner and power points.

### Dining Room 3.62m x 3.66m (11'11" x 12'0")

Window to the rear aspect and two windows to the side aspects. Serving hatch to kitchen, radiator and power points.

### Kitchen 3.45m x 3.05m (11'4" x 10'0")

Two windows to the front aspect, work tops and a selection of wall and base units. Stainless steel sink and drainer, serving hatch

to dining room, power points and radiator.

### Inner Hallway

Door to front aspect and large pantry.

### Utility/ Pottery

Windows to both the front and rear aspect. Tiled floor, ceramic sink and power points.

### Workshop 4.3m x 3.6m (14'1" x 11'10")

Window to the front aspect and sky light. Power points and built in work benches.

### Double Garage

Power points and motorised double doors to both the front and rear aspect.

### Stairs

Stairs to first floor with window to the rear and radiator.

### Master Bedroom 3.95m x 5.85m (13'0" x 19'2")

Window to both the side and rear aspect, door to balcony. Radiator and power points, door to bedroom five. Built in storage

cupboard.

### Bedroom 2 3.49m x 3.65m (11'5" x 12'0")

Window to the rear aspect, radiator and sink.

### Bedroom 3 3.75m x 2.81m (12'4" x 9'3")

Window to the rear aspect, radiator and power points.

### Bedroom 4 3.76m x 2.26m (12'4" x 7'5")

Window to the front aspect, radiator and power points.

### Bedroom 5 2.49m x 2.09m (8'2" x 6'10")

Window to the front aspect, power points and radiator. Built in storage cupboard.

### Bathroom

Window to the front aspect, heated towel rail, wash hand basin and corner bath with shower over.

### WC

Window to the front aspect, radiator and low level WC.

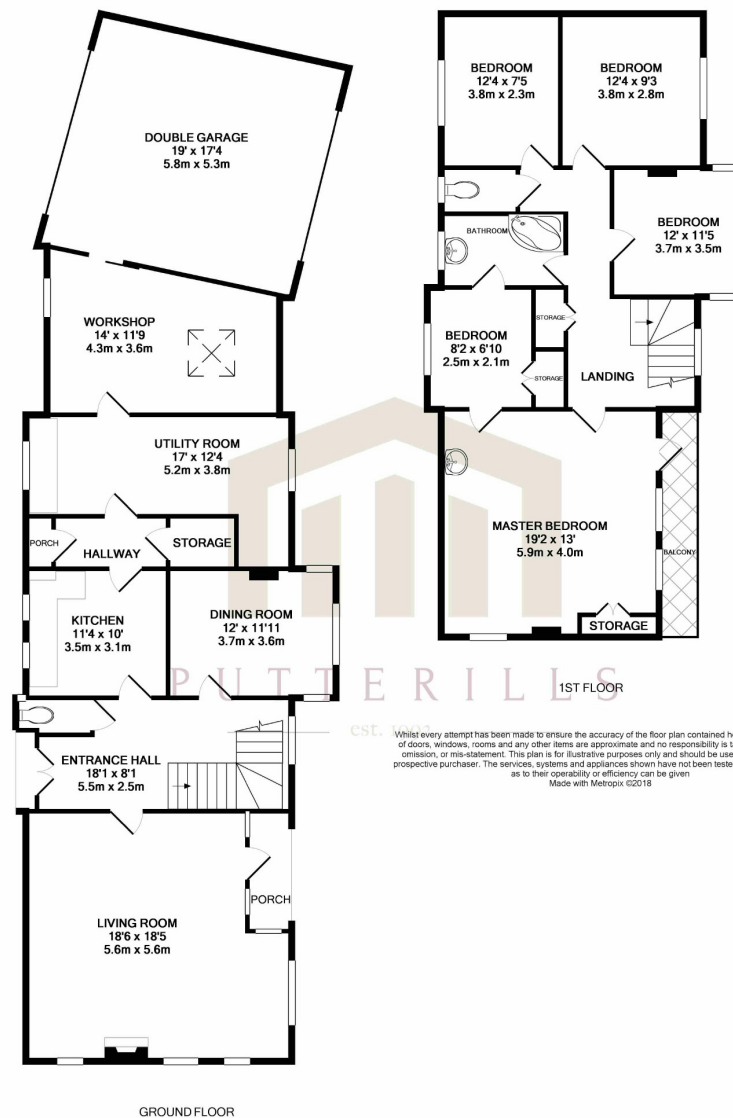












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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.  
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