



PUTTERILLS

— est. 1992 —

DEVELOPMENT OPPORTUNITY

Guide price £500,000

Recently extended three bedroom, two bathroom semi-detached family home located in the Colney Heath suburb of St Albans.

Recently extended three bedroom, two bathroom semi-detached family home located in the Colney Heath suburb of St Albans. Built around 1840 this property offers everything a growing family needs, with a good sized kitchen/ diner, two reception rooms and a useful downstairs WC. Upstairs there are three double bedrooms, with the master benefitting from a brand new en-suite. There is also a good sized family bathroom with a modern three piece white suite.

THE LOCATION:

Colney Heath is a popular village between Hatfield and St Albans, with excellent commuter links via the A1M and M25, to London. By train, both St Albans and Hatfield offer a fast, frequent service into St Pancras or Kings Cross, with an average journey time of 25 minutes.

For local amenities, there is a shop, a couple of pubs, St Mark's church, a village hall and recreation ground for social activities, and an OFSTED rated "Good" primary school. In addition, the Colney Fields Shopping Park at London Colney is just 2.5 miles distance (large Marks & Spencer, Next, Habitat, Sainsbury's, etc).

St Albans City Centre is just 3.8 miles, offering a historic ambience with a wide range of shops and restaurants, and the bustling street market. The City's lively atmosphere has made it a premier nightspot with its theatre and pub scene. The historic Cathedral dominates the skyline, together with the Verulamium museum. The newly opened St Albans Museum & Gallery is a world-class centre for arts and culture.

Entrance Hall

Door to front, power points and spot lights.

WC

Double glazed window to the rear aspect, low level WC and wash hand basin.

Extractor fan and radiator

Kitchen/ Diner 5.40m x 1.08m (17'9" x 3'7")

Selection of wall and base units, space for fridge/ freezer, cooker and washing machine.

Butler sink, power points and spot lights.

Double glazed patio doors to the garden and double glazed window to the rear aspect.

Boot Room 2.00m x 2.33m (6'7" x 7'8")

Door to the rear garden, telephone point and gas central heating boiler. Radiator, tiled floor and power points.

Reception Room 3.30m x 3.69m (10'10" x 12'1")

Two double glazed windows to the front aspect, radiator and power points. Wooden

flooring.

Reception Room 3.30m x 3.07m (10'10" x 10'1")

Double glazed window to the front aspect, wooden flooring and radiator. Log burner, TV point and power points.

Stairs to First Floor

Warm air heating system, access to the loft and doors to all bedrooms.

Master Bedroom 3.58m x 3.06m (11'9" x 10'0")

Double glazed window to the rear aspect, radiator and power points. Loft access and door to:

En-Suite (currently being fitted) 1.69m x 1.34m (5'7" x 4'5")

Double glazed window to the front aspect, Brand new shower cubicle, wash hand basin and low level WC. Fully tiled, heated towel rail and extractor fan.

Bedroom Two 3.29m x 3.52m (10'10" x 11'7")

Double glazed window to the front aspect, wooden flooring and radiator. Large built in wardrobes, wooden flooring and power points.

Bedroom Three 3.06m x 3.38m (10'0" x 11'1")

Double glazed window to the front aspect, built in wardrobe and radiator. Wooden flooring and power points.

Family Bathroom 1.17m x 3.77m (3'10" x 12'4")

Modern three piece suite consisting of bath with shower over, low level WC and wash hand basin. Two double glazed windows to the rear aspect and a radiator.

Garden

Mostly laid to lawn, with mature plants and trees.

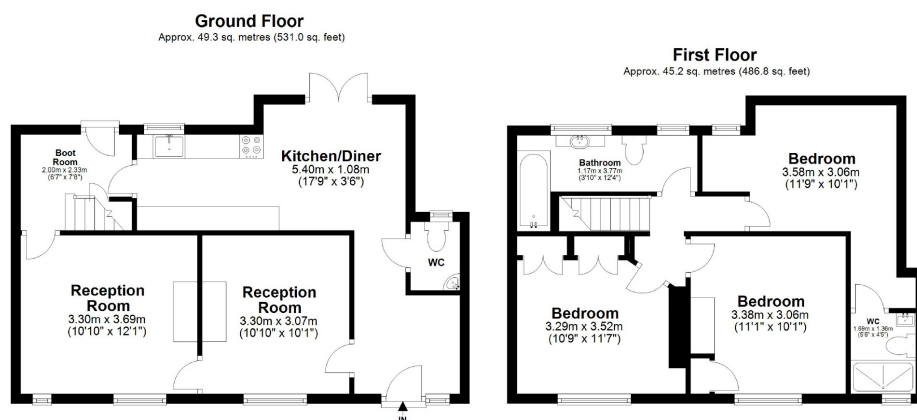








AERIAL VIEW: Surrounding area

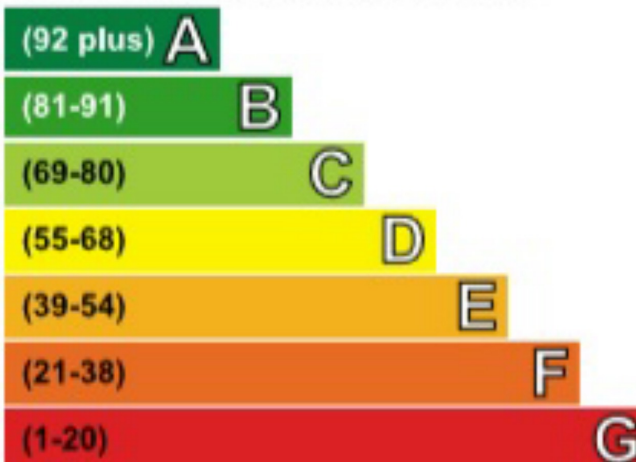


Total area: approx. 94.6 sq. metres (1017.7 sq. feet)

AERIAL VIEW: Site

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	81
39	



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