



1/2 Bedrooms



1 Bath/Shower Room



1 Reception Room



Garage & Off Street
Parking



Plot Size 0.29 Acre



EPC Band F

Council Tax
Band: F £3,286.86
April 24/March 25
Local Authority
St Albans District Council



Colney Heath Lane, St. Albans

A detached bungalow with separate garage. Positioned on a sizeable plot and with scope for improvement, this property is offered to the market with the advantage of no onward chain.

- 🏡 Detached Bungalow
- 🏡 Detached Garage
- 🏡 200ft Garden
- 🏡 Potential to Extend STPP
- 🏡 2.3 Miles to St Albans Train Station
- 🏡 3.4 Miles to Junction 22 M25
- 🏡 Catchment for Excellent Schooling

Description

Occupying an impressive plot of approximately 0.29 acres, this detached property offers exciting potential for improvement or extension subject to the usual consents.

The bungalow is set back from the road and has a lawned front garden with a driveway providing off street parking. Internally, the entrance hall opens into a spacious living room with a curved bay window to one side, and a double bedroom to the other. The second bedroom/dining room is towards the rear, and stairs from this space lead up to a loft room with a dormer window. The dual aspect kitchen is a good size and has a door to the side of the property as well as glazed double doors leading into a conservatory.

There is a sizeable garden, extending to approximately 200 feet, and the bungalow also has a separate garage.

Location

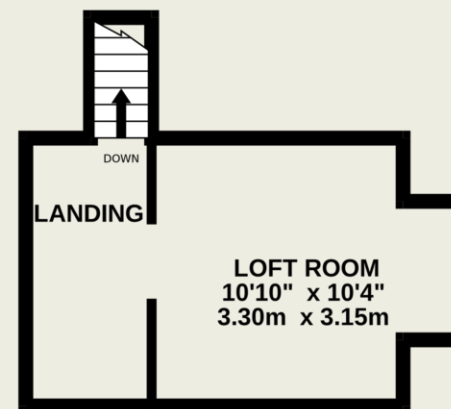
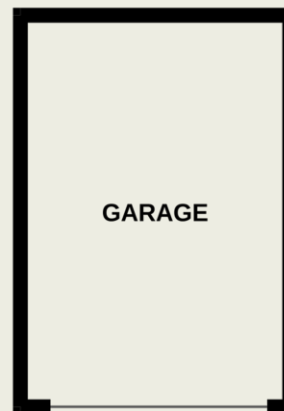
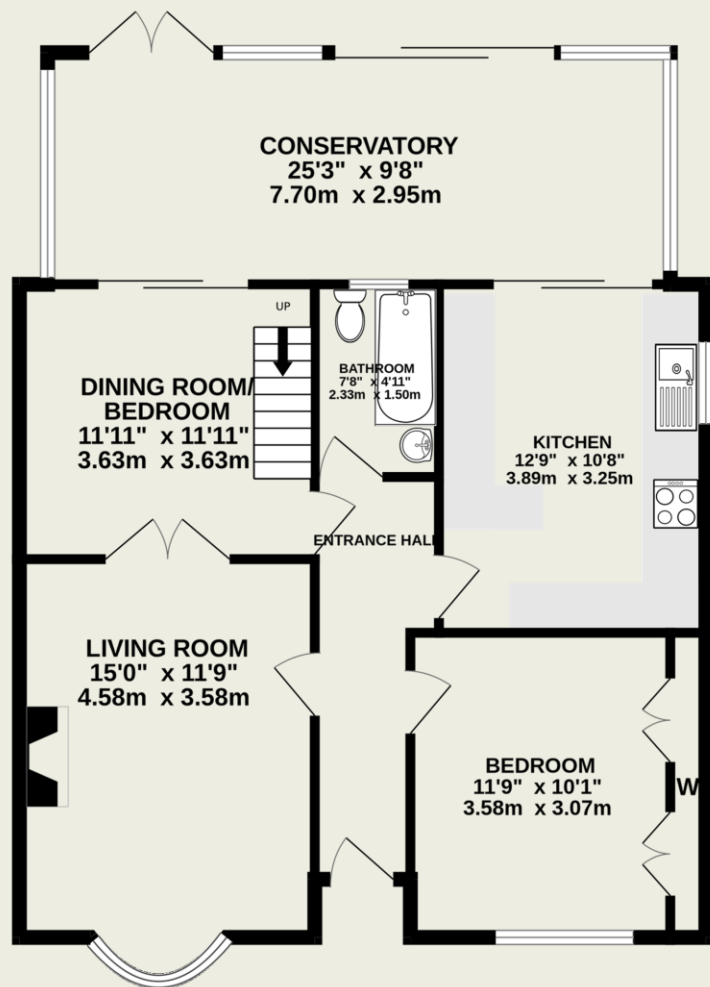
Colney Heath Lane is situated on the eastern side of St Albans, within easy reach of the city centre amenities and its mainline station, where there are fast rail links into central London.





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
1092 sq.ft. (101.4 sq.m.) approx.

1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.

TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.