



**mather marshall**  
independent estate agents

**Five Acres, London Colney, Hertfordshire AL2 1HX**

**£450,000**

## UNEXPECTEDLY RE AVAILABLE

Spacious three bedroom family home which has been refurbished recently by the present owners.

Situated close to the village centre and schools, this delightful family home which has undergone many improvements and now comprises of a good sized entrance hall, lounge with feature fireplace, a fabulous 19' refitted kitchen/dining room with integrated appliances and doors to the rear garden, three double bedrooms, a lovely four piece refitted bathroom. The house is double glazed and has dual zone gas central heating.

Outside there is a private, mature garden to the rear which also provides potential to extend (Stpp). The front offers a garden area and private driveway for two/three vehicles.

Early viewing strongly advised



### Storm Porch

Light, double glazed entrance door to:

### Entrance Hall

Stairs to first floor with cupboard under wood effect floor, radiator, central heating thermostat for the ground floor, wood effect floor, inset spotlights, opening to kitchen and door to:.,



### Refitted kitchen/dining Room

19' x 9'4 (5.79m x 2.84m)

Refitted with a range of wall and base units, complimentary work surfaces, thermoplastic sink/drainer with mixer tap and tiled splash back, inset stainless steel gas hob with extractor hood over, built in stainless steel double oven, space for American style fridge/freezer, plumbing for dishwasher and washing machine, wood effect floor, inset spotlights, double glazed window and doors to the rear garden.



### Landing

Access to loft, storage cupboard, central heating thermostat for the first floor, doors to:

### Bedroom One

12'7 x 10'2 (3.84m x 3.10m)

Double glazed window to front, radiator, two built in double wardrobes.



### Lounge

12'9 x 12'8 (3.89m x 3.86m)

Double glazed window to front, radiator, television and telephone points, feature fireplace, inset spotlights.



### Bedroom Two

12'7 x 9' (3.84m x 2.74m)

Double glazed window to rear, radiator.



### Bedroom Three

11' x 8' (3.35m x 2.44m)

Double glazed window to front, radiator.

### Refitted Four Piece Family Bathroom

Refitted suite comprising corner shower cubicle with rainfall shower, Victorian style roll top with mixer tap and shower attachment, wc, vanity wash hand basin with mixer tap, tiled splash back and storage under, complimentary wall tiling, heated towel rail, tiled floor with underfloor heating, inset spotlights, double glazed window to rear.



### Refitted Four Piece Family Bathroom



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### Front Garden

Flower and shrub bed with bushes and evergreens.

### Private Driveway

Private driveway providing off street parking for two/three vehicles, side access leading to the rear garden.

### Rear Garden

Great sized patio to immediate rear extending to the lawn, flower and shrub beds, mature evergreens, various fruit trees, light, water tap, two brick built sheds.





