



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHLSWICK | ST ALBANS

Colney Heath Lane, St. Albans, AL4 0SY
Guide Price Price £519,995

Located close to Ofsted outstanding schooling to include Beaumont Secondary School, is this deceptively spacious three-bedroom terraced home providing well-planned accommodation arranged over two floors.

The property has the exciting additional option to convert the garage to the rear into an impressive habitable space arranged over two floors with a dormer window. The planning reference for St Albans Council is 5/2021/0591.

The property is offered for sale with the added advantage of no upper chain.

The home has a welcoming entrance hall leading to a galley style kitchen with a range of modern fitted units overlooking the front of the property.

Moving through to the rear of the house, there's a spacious living/dining room which opens into a conservatory with views directly onto the garden. On the upper floors there are three double bedrooms, a family bathroom, en-suite shower room to bedroom two, and a useful study area on the landing.

The property also enjoys two off street parking spaces, accessed via St Yon Court at the rear, and there is a private garden with a generous patio area and separate lawn area.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C









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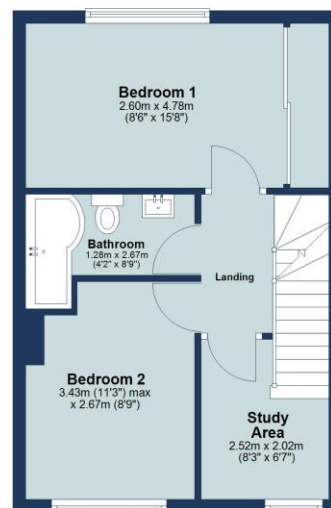
Ground Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Second Floor

Approx. 20.3 sq. metres (219.0 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Stores not included in the total floor area.
Plan produced using PlanUp.

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