



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

Wistlea Crescent, Colney Heath, AL4 0NL
Guide Price £465,000

Situated within the popular village of Colney Heath, on the outskirts of St Albans is this delightful family home which is set on a private plot of approximately 0.15 acres.

The property offers a perfect blend of modern comfort and traditional charm and boasts a bright and airy interior with high ceilings and traditional detailing, whilst being meticulously maintained to create a warm and inviting atmosphere.

The wonderful mature private garden is a highlight of the property and provides a tranquil outdoor space, ideal for relaxing or entertaining guests.

Off-street parking adds convenience to this already desirable home, whilst being situated in a peaceful village setting, residents can enjoy the tranquillity of rural living while still being within easy reach of local amenities and transport links.

This property is perfect for those seeking a comfortable and convenient lifestyle in a picturesque village setting. Don't miss out on the opportunity to make this house your dream home.

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









Ground Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 85.9 sq. metres (925.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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