



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

Alexander Road, London Colney, AL2 1HU
Asking Price £600,000

Located in the village of London Colney is this well-presented 1930's THREE BEDROOM semi-detached family home with a large rear garden. The property sits on a generous plot and has plenty of scope to extend further subject to the necessary planning permissions.

The ground floor comprises of a welcoming entrance hall, downstairs wc, a bay fronted living room, additional reception room, kitchen / dining room, conservatory and the converted garage that provides a utility / gym area.

Upstairs are two double bedrooms both with fitted wardrobes, a further bedroom, and a bathroom suite.

To the front of the house there is DRIVEWAY parking for multiple cars and access to the converted garage area.

To the rear is a well-maintained garden that stretches to approx. 110ft with two patio areas, a large lawn, and a garden room.

London Colney is located to the southeast of the city and enjoys a range of local pubs and restaurants and is within easy reach of the Colney Fields retail park. St Albans city centre and the mainline station with trains into London St Pancras is only a short drive away.

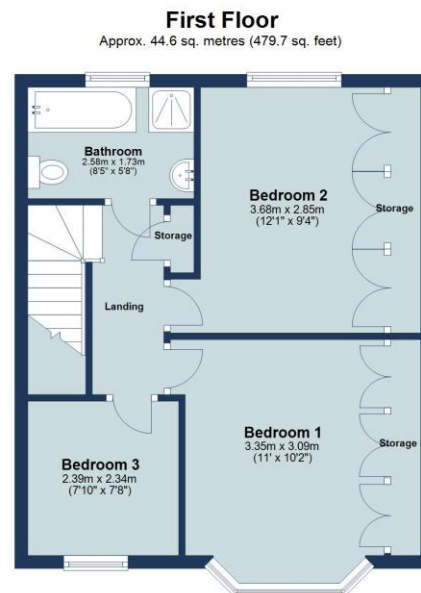
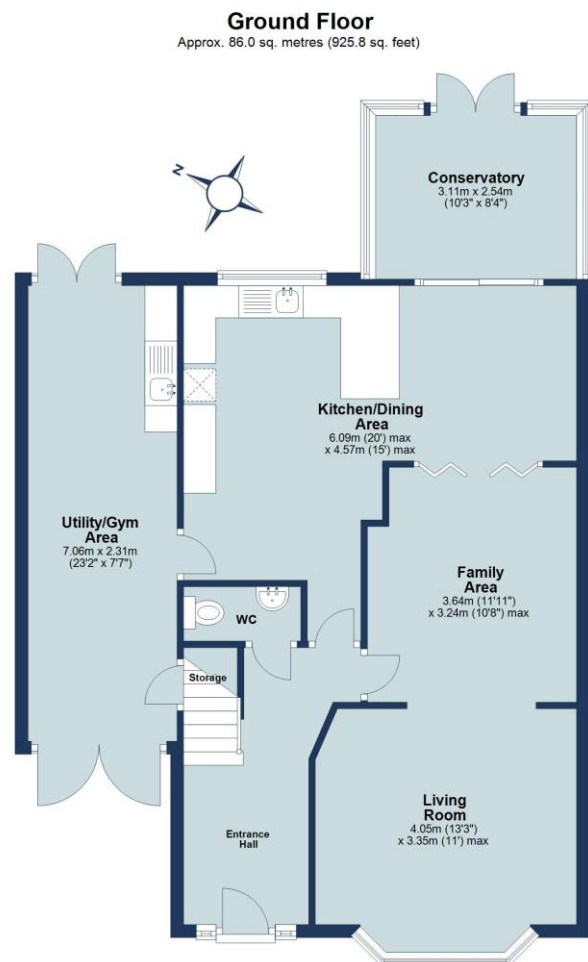
Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 130.6 sq. metres (1405.4 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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