



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

Manor Road, London Colney, AL2 1PP
Asking Price £535,000

NO UPPER CHAIN

Located in the village of London Colney is this **THREE BEDROOM** semi-detached family home with a large rear garden and plenty of **POTENTIAL TO EXTEND** subject to the necessary planning permissions.

The ground floor comprises of an entrance hall, living room, dining room and separate kitchen. Upstairs are three well-proportioned bedrooms and a family bathroom.

To the front of the house there is **DRIVEWAY** parking, a front lawn and side access to the rear garden.

To the rear is a large well-maintained garden with patio and lawn areas, an external store cupboard and an outdoor w.c.

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: D
EPC Rating: D









Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 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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