



High Street

Colney Heath, AL4 0NS

A charming three/four bedroom detached residence situated in a lovely village location with fabulous views. The ground floor is comprised of an entrance hall, living room, large fitted kitchen, huge conservatory, further reception/ fourth bedroom with en-suite w/c. To the first floor are three double bedrooms and family bathroom. The house sits on a large plot which benefits from off street parking for several vehicles to the front and the garden, which sits to the side of the property, offers scope for future, potential development. There are far reaching countryside views from both the front and rear of the property.

In 2015 permission, under permitted development, was granted for a double garage with workshop on the plot. Details can be found through St Albans council planning website. The property will be sold with an overage provision against the title for any potential, future dwellings on the land, please call the office to discuss the details of this

£499,995 Freehold

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, Colney Heath, AL4 0NS



- Detached Character Property
- Beautiful Surrounding Views
- Three/Four Bedrooms
- Massive Conservatory
- Huge Plot
- Chain Free

Entrance Hall

Reception Room

20'11" x 12'5" (6.4 x 3.8)

Kitchen

13'1" x 8'10" (4 x 2.7)

Conservatory

19'8" x 14'9" (6 x 4.5)

Annex/Bedroom Four

16'4" x 15'1" (5 x 4.6)

Stairs and Landing

Bedroom One

10'2" x 9'10" (3.1 x 3)

Bedroom Two

13'5" x 8'10" (4.1 x 2.7)

Bedroom Three

10'2" x 9'10" (3.1 x 3)

Bathroom

External

Outlook from Rear of the Property

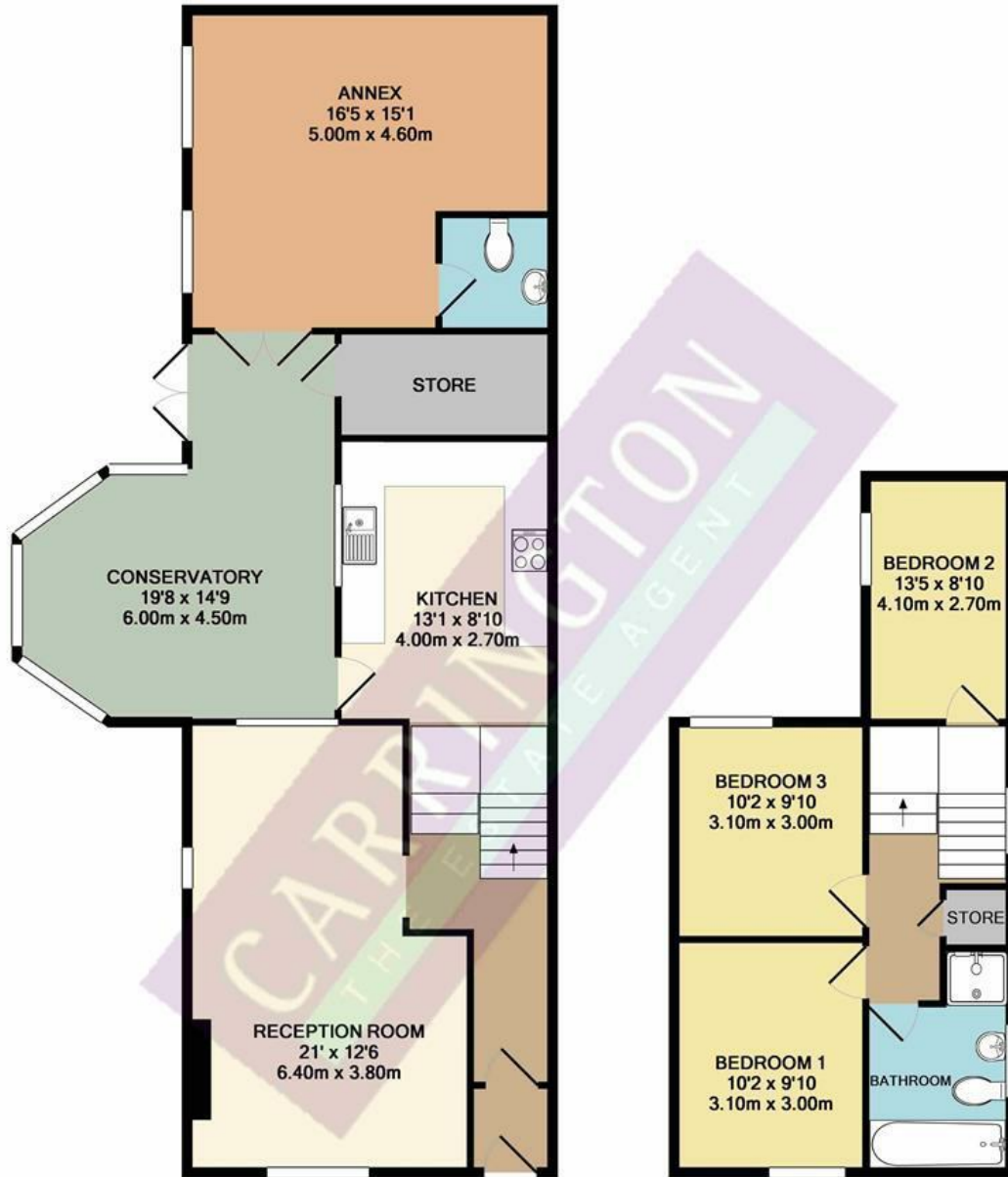
Rear Garden

Outlook from Front of the Property





Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 967 SQ.FT.
(89.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | 40 | 42 | (39-54) E | 35 | 35 |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | England & Wales | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | | | |

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