



Roestock Lane

St. Albans, AL4 0PR

A stunning, extended three bedroom semi detached home in the rural village of Colney Heath just outside of St Albans. The beautiful family home consists of expansive living accommodation with open plan kitchen, living and dining as well an additional lounge and shower room to the ground floor. Bi-fold doors open to the huge rear garden which houses a versatile Garden Room which could easily be used a home office or workspace. The upstairs houses three good size bedrooms and a modern family bathroom. The property does offer further scope for a loft extension (STPP). Properties offered in this location and at this specification are rare to the market so an early inspection is highly recommended.

NB The owners of the property are an associate of Carrington Estate Agents

£575,000 Freehold

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- Extended Three Bedroom Semi
- Village Location
- Stunning Open Plan Living Accommodation
- Two Bathrooms
- Huge Garden Room
- Driveway

Entrance Hall	Family Bathroom
Downstairs Shower Room	Rear Garden
Lounge 12'9 x 12'6 (3.89m x 3.81m)	Garden Room 14'1 x 11'1 (4.29m x 3.38m)
Kitchen 20'1 x 9'1 (6.12m x 2.77m)	
Dining/Reception 22'2 x 9'10 (6.76m x 3.00m)	
Stairs & Landing	
Bedroom One 12'8 x 10'10 (3.86m x 3.30m)	
Bedroom Two 10'8 x 9'4 (3.25m x 2.84m)	
Bedroom Three 8'10 x 8'1 (2.69m x 2.46m)	



Directions





Floor Plan

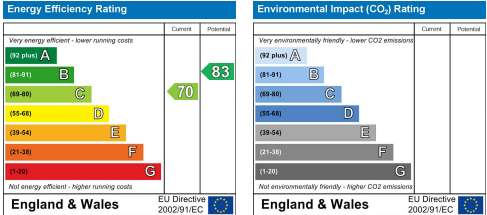
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Approx. Gross Internal Area: 1164 ft² ... 108.2 m² (excluding Garden Outbuilding)

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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