

## 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 as 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 as 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**

# Roestock Lane

Colney Heath, St. Albans, AL4 0PR



- 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

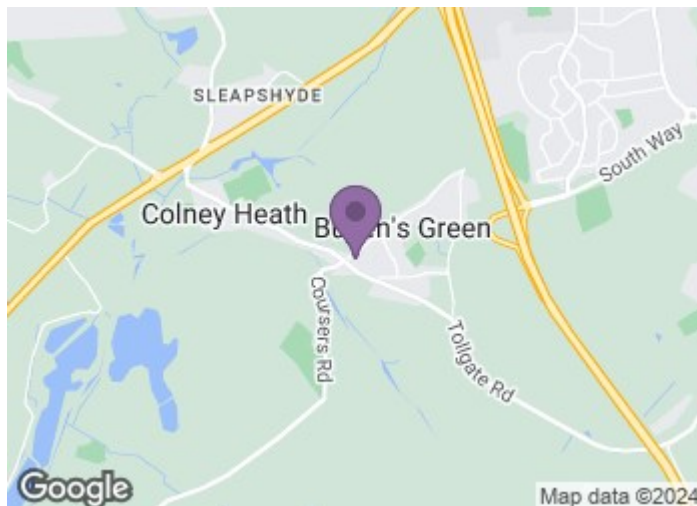
12'8 x 10'10 (3.86m x 3.30m)

## 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



Roestock Lane, AL4



Approx. Gross Internal Area: 1164 ft<sup>2</sup> ... 108.2 m<sup>2</sup> (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

138 Shenley Road, Borehamwood, Hertfordshire WD6 1EF  
Tel: 020 8953 1818 Fax: 020 8953 0808

Email: [info@carrington-borehamwood.co.uk](mailto:info@carrington-borehamwood.co.uk) Website: [www.carrington-borehamwood.co.uk](http://www.carrington-borehamwood.co.uk)



COMPANY DIRECTOR: E. A. HUSSAIN  
REGISTERED ADDRESS: 1 WARNER HOUSE, HARROVIAN BUSINESS VILLAGE,  
BESSBOROUGH ROAD, HARROW, MIDD., HA1 3EX.  
COMPANY REGISTRATION No: 09830132