



## 2 Kennedy Close

London Colney, AL2 1GR

**Offers In Excess Of £575,000**

Situated within a quiet private cul-de-sac in London Colney, this rarely available and well-presented three double bedroom townhouse offers spacious accommodation over three floors. The property benefits from a generous kitchen/dining room with integrated appliances and doors to the rear garden, a large living room, three en-suite bathrooms, off-street parking, and an integral garage.

The first floor features a spacious lounge and a double bedroom with en-suite, while the second floor offers two further double bedrooms, both with en-suite bathrooms. The principal bedroom also benefits from fitted wardrobes.

Externally, the low-maintenance rear garden includes a paved patio area, ideal for outdoor entertaining. Conveniently located close to local amenities, well-regarded schools, and excellent transport links, with easy access to St Albans, Borehamwood stations, the M25, and A1.

- Quiet Cul-De-Sac Location in London Colney
- Over 1600 Square Feet!
- Three Doubles & Three En Suite Bathrooms
- Generous Kitchen/Dining Room With Integrated Appliances
- Living Room With Rear Aspect Windows
- Integral Garage and Parking
- Close To Local Amenities And Well Regarded Schools
- Low Maintenance Private Rear Garden With Paved Patio
- Excellent Transport Links, With St Albans And Borehamwood Stations A Short Drive Away
- Planning Permission Granted for Garage Conservation 5/2023/1523 Full

### Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.



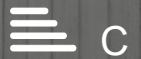
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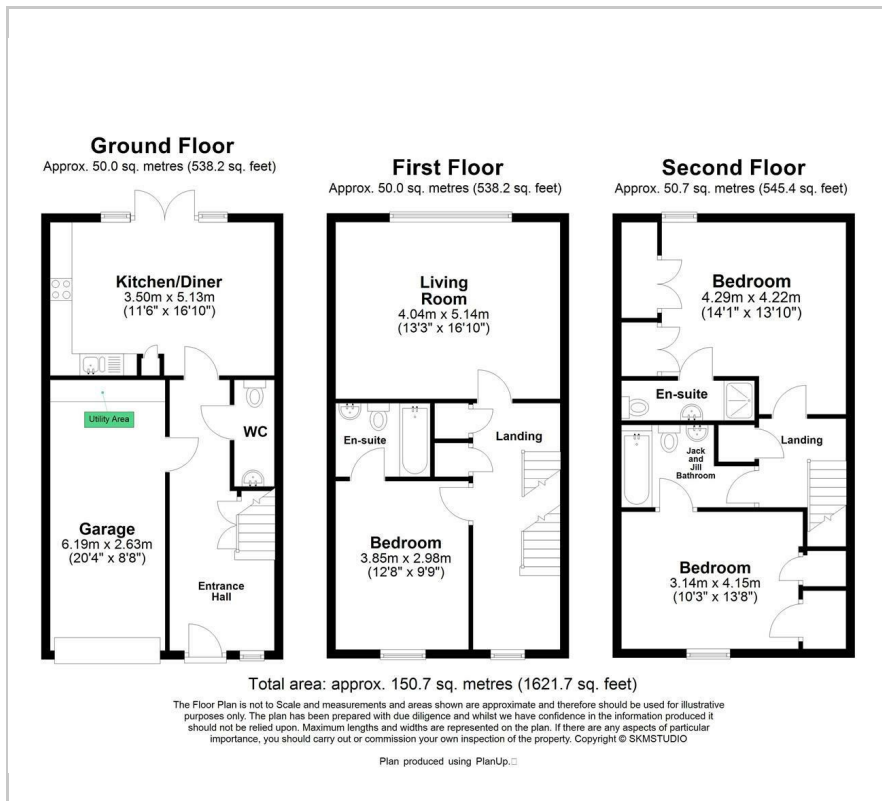


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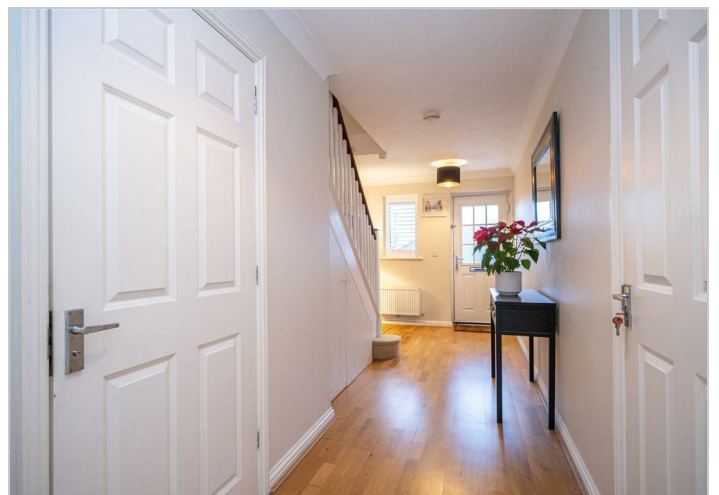
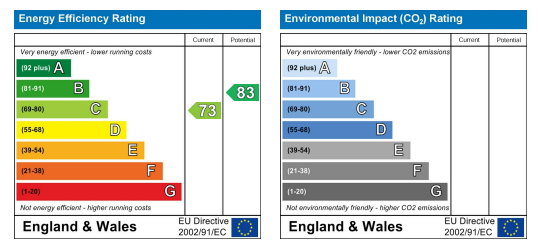
# Floor Plan



# Area Map



# Energy Efficiency Graph



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