



Cutmore Drive, Colney Heath, AL4 0PH

£450,000



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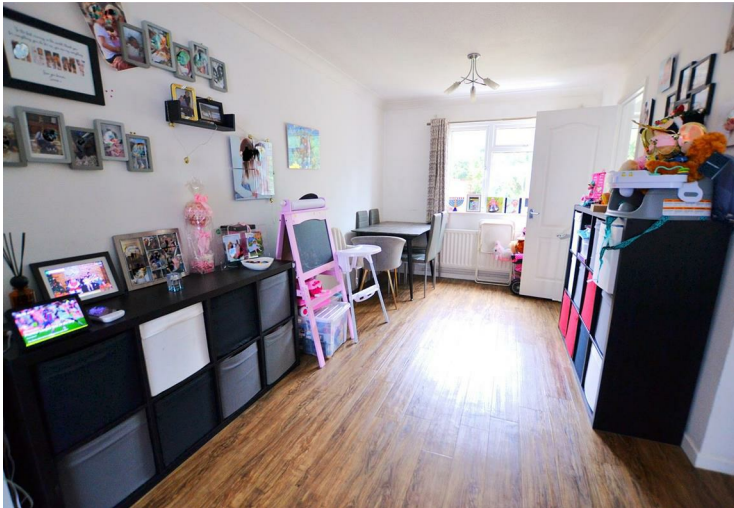
**Cutmore Drive, Colney Heath, St. Albans**

Deceptively spacious three bedroom family home situated in a quiet cul de sac close the village schools & amenities.

This delightful family home has been much improved by the present owners and briefly comprises of entrance hall, ground floor wc, dual aspect lounge/dining room, a refitted kitchen with built in appliances, three good size first floor bedrooms and bathroom. The house is fully double glazed and has gas radiator central heating.

Outside there is a large driveway to the front for several vehicles, the rear garden is southerly facing and a real sun trap.

Please call us on 01707 270777 to arrange your viewing.





**Entrance Hall**  
Double glazed entrance door to front, radiator, two storage cupboards, utility cupboard with plumbing for washing machine, stairs to first floor with cupboard under, door to lounge/dining room.

**Ground Floor Wc**  
Comprising of concealed cistern wc, pedestal wash hand basin with mixer tap and tiled splash back, radiator, wood effect flooring, double glazed window to front.

**Dual Aspect Lounge/dining Room**  
23'7 x 11  
Double glazed windows to front and rear, two radiators, wood effect flooring, feature fireplace, doors to kitchen & entrance hall.

**Refitted Kitchen**  
11' x 9'7  
Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset one and a half bowl enamel sink/drainage unit mixer tap, inset 4 ring stainless steel gas hob with oven under and chimney style extractor hood over, space for dishwasher and fridge/freezer, tiled floor, recessed spotlights, wall mounted gas fired central heating boiler, double glazed window to rear and door to rear garden, door to entrance hall.

**Landing**  
Access to loft, storage cupboard, doors to:

**Bedroom One**  
12'7 x 10'8  
Double glazed window to front, radiator, wood effect flooring.

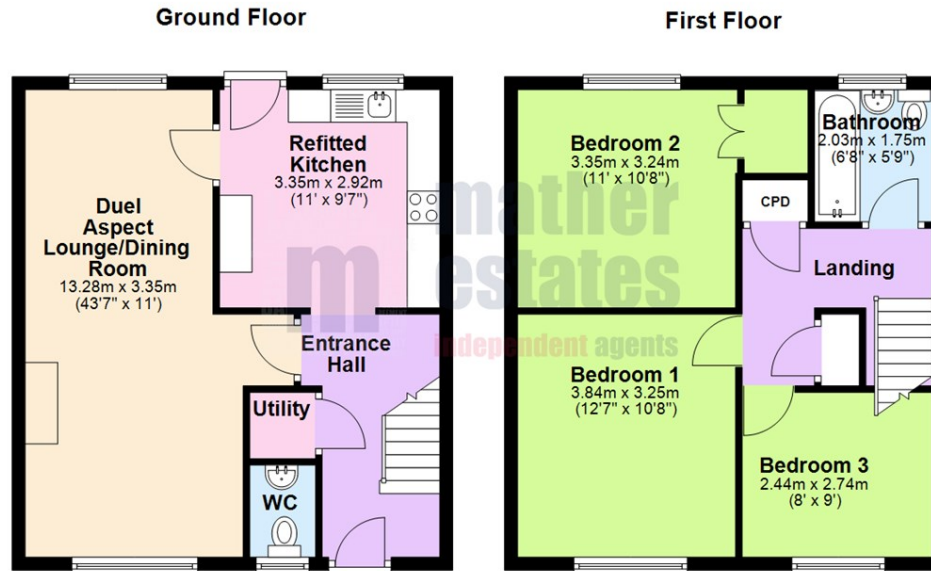
**Bedroom Two**  
11' x 10'8  
Double glazed window to rear, radiator, wood effect flooring.

**Bedroom Three**  
9' x 8'  
Double glazed window to front, radiator, wood effect flooring.

**Bathroom/wc**  
Comprising of panel enclosed bath with mixer tap and shower attachment, shower over and glazed screen, pedestal wash hand basin, wc, complimentary tiling, radiator, double glazed window to front.

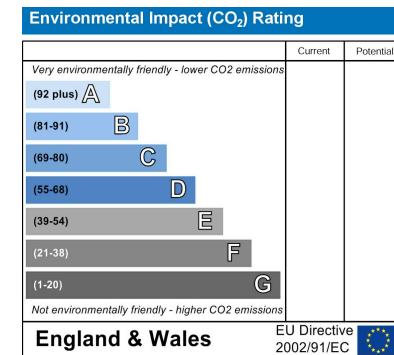
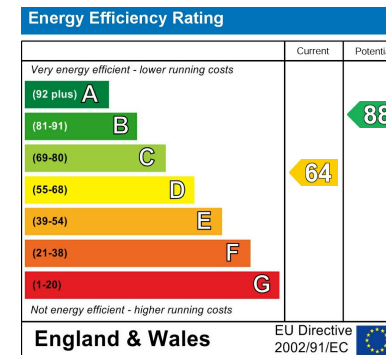
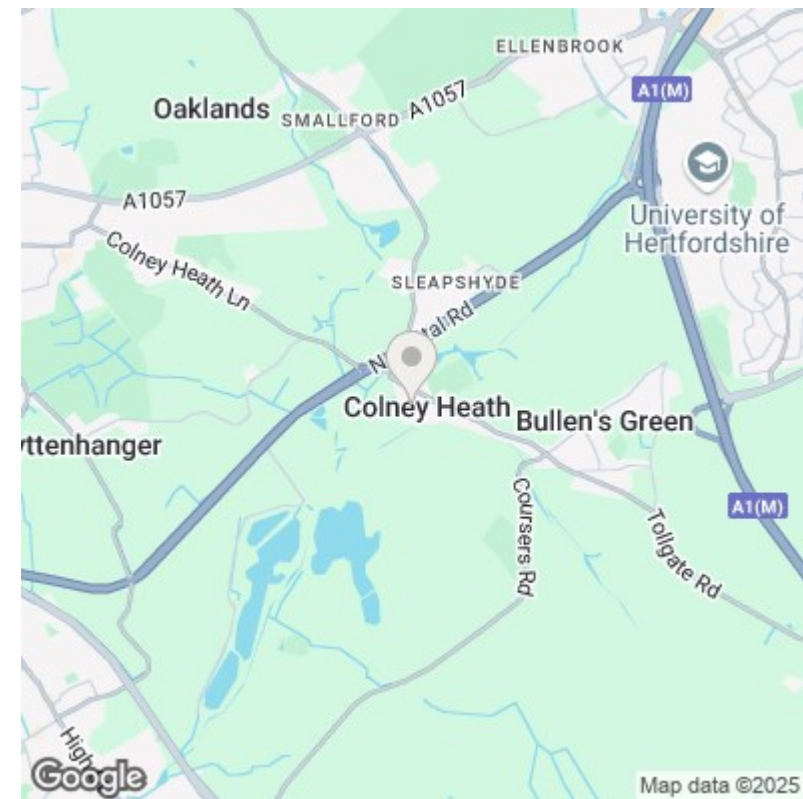
**Private Driveway**  
Providing parking for several vehicles.

**Low Maintenance Rear Garden**  
Designed for easy maintenance with a full width patio area to the immediate rear extending to an artificial lawn, flower and shrub beds with bushes and evergreens, timber shed, light, water tap.



Total area: approx. 104.8 sq. metres (1128.3 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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