



3 bed detached house to buy in

St. Annes Road, London Colney, St.
Albans, Hertfordshire, AL2 1LJ

£530,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Detached Freehold house
- ✓ Driveway parking for approximately three cars
- ✓ Three bedrooms with generous room sizes
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Detached Three Bedroom Freehold House in Sought-After London Colney Location

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A detached three bedroom Freehold house located on St. Annes Road, London Colney, St. Albans.

The property offers well-proportioned accommodation extending to approximately 1,367 sq ft / 127 sq m and sits on a plot of approximately 0.07 acres. Detached houses are understood to be relatively limited on St. Annes Road, making this an attractive opportunity for buyers seeking a more individual home in the area.

The accommodation includes two reception areas, an internal study area, three bedrooms, two bathrooms, a downstairs toilet, driveway parking for approximately three cars and gas central heating. The property benefits from generous room sizes, with two large bedrooms and a good-sized single bedroom, rather than a typical small box room. Two of the bedrooms also benefit from built-in wardrobes.

A notable internal feature is the brick fireplace, which creates a strong focal point within the living space and adds character to the property. The layout also provides flexibility for modern living, with space for dining, working from home and family use.

Externally, the property includes driveway parking and an outhouse with electrics, which could be suitable for use as an outside office, studio, hobby space or additional storage, subject to the buyer's requirements. There may also be potential to extend the property further, subject to the necessary planning permissions and consents.

The property is positioned in a popular residential location within London Colney, offering access to local schools, green spaces and the wider St Albans area. London Colney is well placed for everyday amenities, road links and nearby towns, and is within walking distance of Colney Fields Retail Park. This makes the property suitable for owner occupiers, investors and buyers seeking a detached home in a well-connected Hertfordshire location.

The property may also appeal to investors, with the benefit of an existing tenant in situ and potential rental income from completion.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £530,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

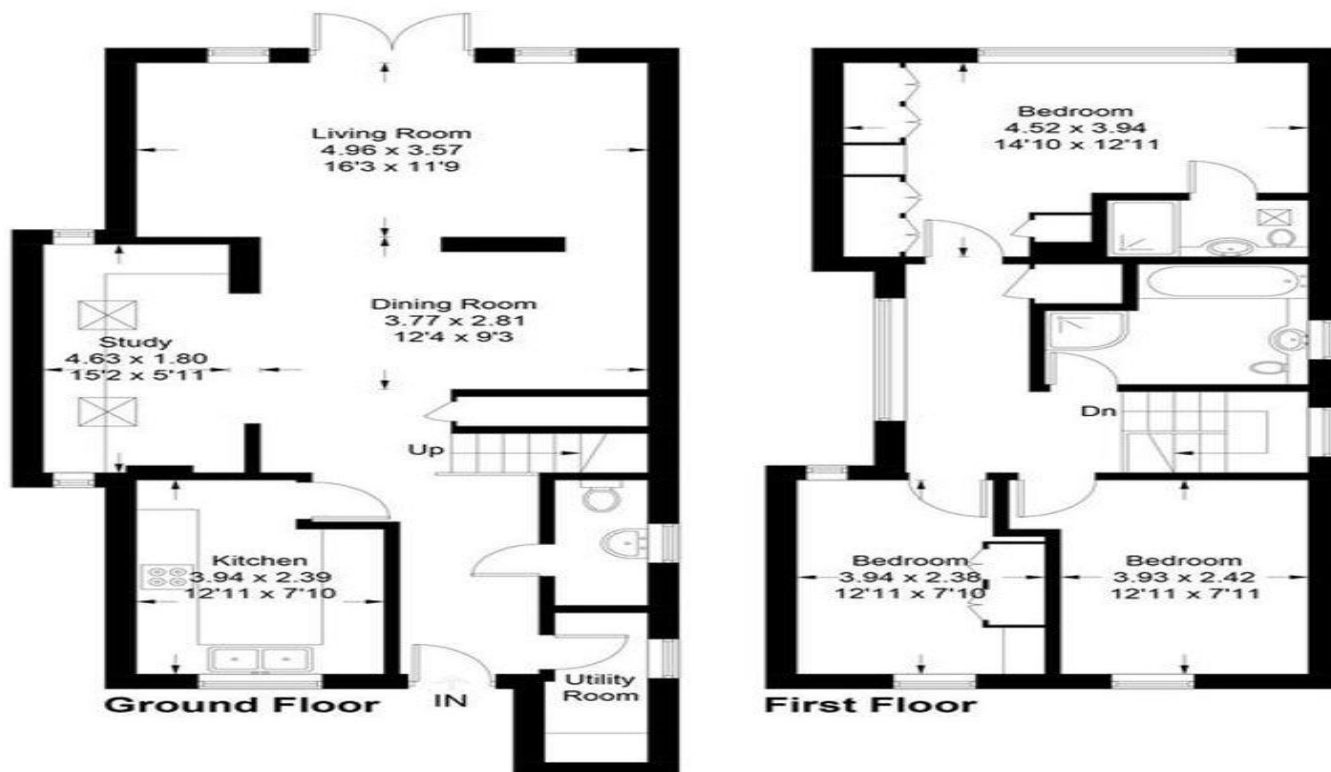
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

St Annes Road

Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID962999)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

St. Annes Road, London Colney, St. Albans, Hertfordshire, AL2 1LJ

Contact your local branch today for more information on this property:

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