



Collyer Road, London Colney, St. Albans, AL2 1PD

Guide Price £800,000

Freehold

Frost's

Occupying a generous plot and offering flexible living accommodation is this extended five bedroom semi detached family home that would be perfect for someone requiring an annexe or wanting to work from home.

This impressive home is ideally placed in a quiet cul de sac close to highly regarded schools and comprises of an entrance porch, entrance hall with built-in storage cupboard and access to a downstairs cloakroom. A light and airy lounge/dining room incorporates a large double glazed Georgian style bay window and an impressive feature fireplace, open plan access leads into a dining area with a large sky light and sliding patio doors to the rear garden. The fitted kitchen with integrated modern appliances leads to a large breakfast room with real wood veneer floor covering. A door leads to a separate annexe with two further reception rooms which could be used as one or two additional bedrooms.

On the first floor the principal bedroom has built-in wardrobes, there are two further double bedrooms and a tastefully refitted family bathroom. The loft has been converted to provide a single and a double bedroom offering wonderful far reaching views, one of the bedrooms features a recently refitted en suite.

Externally the front garden provides driveway parking whilst the large 100ft south east facing rear garden has a covered patio seating area, well tended lawn with well stocked borders and incorporates a 36ft brick studio outbuilding workshop previously used as a music studio featuring its own internal office or sound booth, toilet, kitchen area and a large, open plan upper floor. A separate 21ft converted timber building could easily be used as a home office / games room.

Energy Rating D
Council Tax Band D
Freehold





Features

- Five Bedrooms
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- Ground Floor WC
- First Floor Family Bathroom
- South East Facing Rear Garden
- Two Large Outbuildings
- Total Square Footage: 3,270 (approx.)



*Light and spacious living
accommodation*





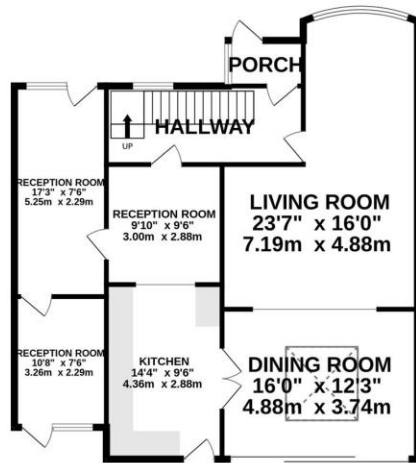
Two large outbuildings offering a multitude of uses



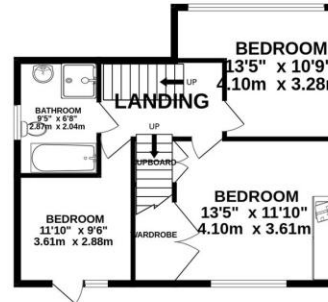




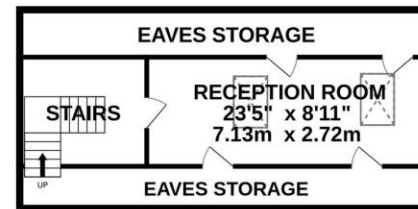
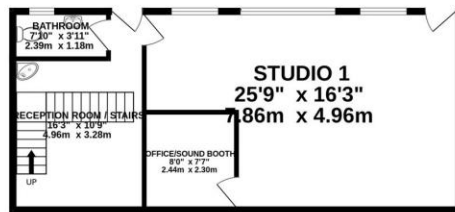
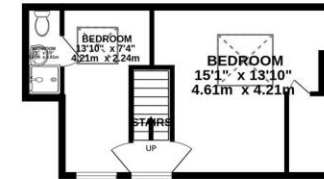
GROUND FLOOR
1853 sq.ft. (172.1 sq.m.) approx.



1ST FLOOR
1089 sq.ft. (101.1 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 3270 sq.ft. (303.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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