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Broad Colney Cottages, Shenley Lane, London Colney, AL2 1DG

Guide Price £725,000

Freehold

Frost's

Occupying a generous secluded plot and offering flexible living accommodation is this charming three bedroom semi detached family home that is perfect for someone requiring an annexe or wanting office space to work from home.

This lovely period home comprises of a sizable dual aspect kitchen / dining room that overlooks the garden and incorporates a fitted kitchen with matching centre island / breakfast bar, under stairs storage cupboard, underfloor heating and leads to a useful cloakroom. A separate dining room is perfect for formal dining, glazed double doors leads to a living room with feature fireplace housing a wood burning stove.

The first floor is equally impressive with three good size double bedrooms and a tastefully refitted family bathroom, externally the private garden wraps around the property and offers gated access to a large block paved carriage driveway, well tended lawn areas and a particular feature of this property is a former garage converted into a self-contained annexe. In addition to the annexe there are two further home offices / studios that offer scope to provide a rental income for any future owner.

Shenley Lane is found in the St. Albans village of London Colney, opposite open farmland and within easy reach of the village centre and bus services to the city centre with its wide range of shops, leisure facilities and mainline railway station into London St Pancras.

Energy Rating C  
Council Tax Band D  
Freehold





## Features

- Three Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Ground Floor WC
- First Floor Bathroom
- Two Large Outbuildings
- Off Road Parking

## Agent Note

Oil fired boiler.



*Situated on a generous size plot.*

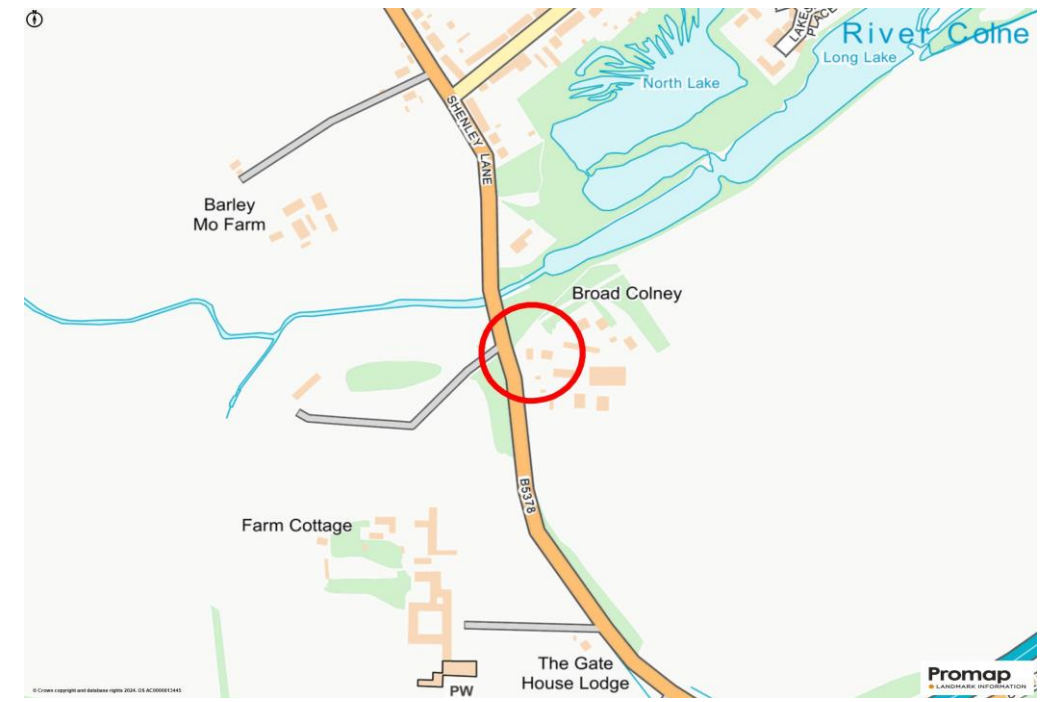
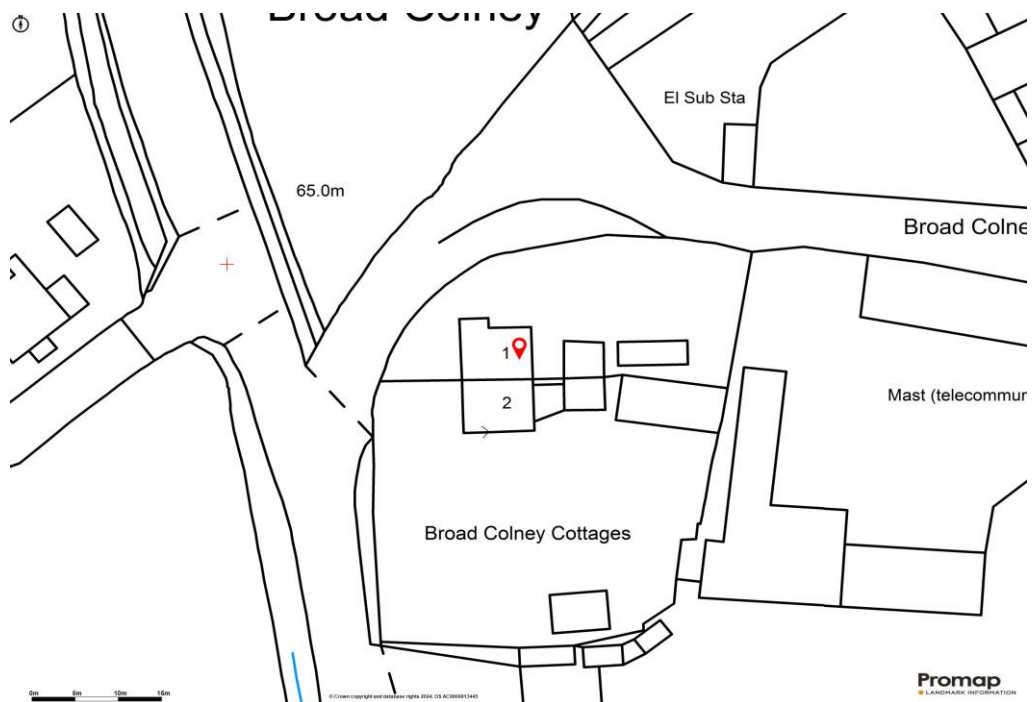




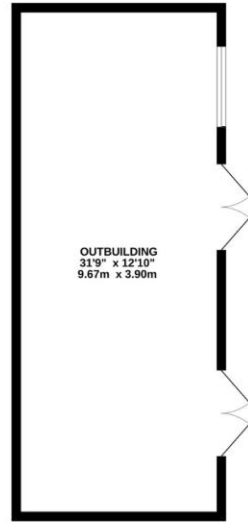
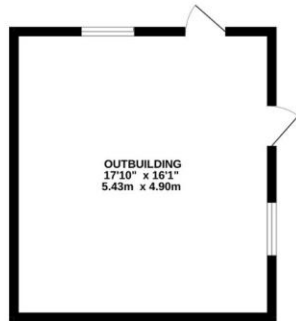
*Two large outbuildings provide a multitude of uses.*



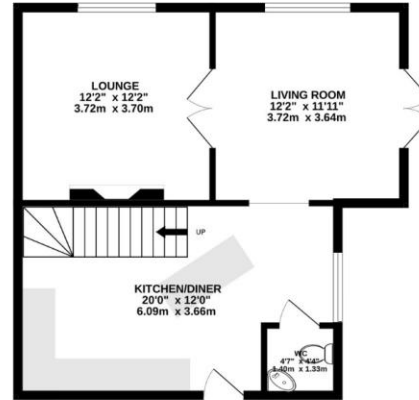




OUTBUILDING  
693 sq.ft. (64.4 sq.m.) approx.



GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (163.0 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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