



Hall Gardens, Colney Heath, St. Albans, AL4







# The Property

A fantastic, spacious five-bedroom linked detached family home with desirable home office, stunning and mature rear garden, garage and off-road parking located in Colney Heath village.

This excellent property provides well-planned and versatile accommodation comprising a spacious living room with doors opening to a dining room with patio doors to rear garden. There is furthermore a modern kitchen with utility room, home office and WC.

On the first floor there are five bedrooms and two separate bathrooms. Outside we find a good sized private, mature rear garden, mainly laid to lawn and two patio areas. To the front there is a block paved driveway offering parking for several cars, integral garage and side alleyway with access to the garden.

Colney Heath is a popular village surrounded by beautiful countryside and with the added convenience of local shops and a highly rated primary school. It has close links to St Albans City and excellent access to the M25 & M1 motorway network.

**Guide price £750,000**





## Key Features

- Excellent Linked-Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Home Office
- Kitchen & Utility Room
- Two Bathrooms
- Garage & Off Road Parking
- Mature & Good Size Rear Garden
- Viewing Highly Recommended





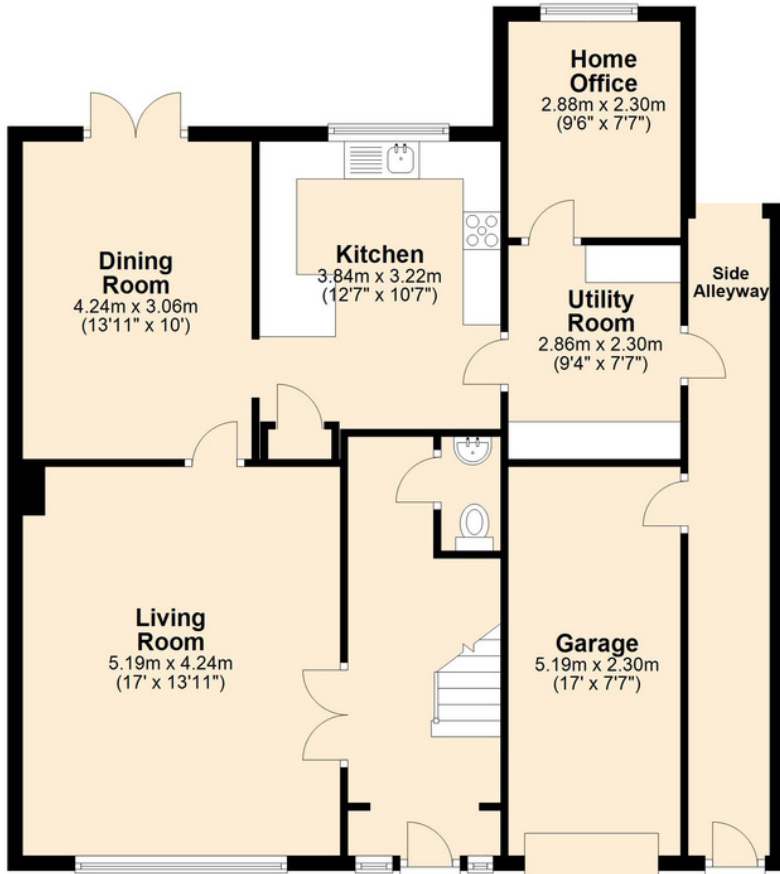






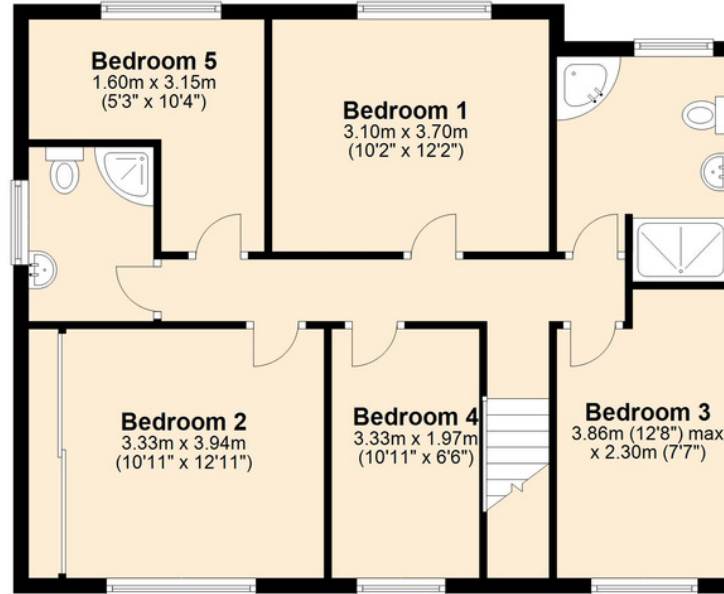
### Ground Floor

Approx. 97.5 sq. metres (1049.6 sq. feet)



### First Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



Total area: approx. 166.0 sq. metres (1787.3 sq. feet)

plan created by Fullbrook & Floor Estate Agent.  
Plan SQFT incl Garage and Side Alleyway  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Disclaimer:**

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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