



Castles

HIGH STREET  
London Colney, St Albans AL2 1RF



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**£385,000**  
(Freehold)

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Nestled in the heart of London Colney, this charming terraced house offers a delightful blend of comfort and convenience



The property features a well-proportioned principal bedroom and a good sized second, making it an ideal choice for small families or professionals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious living room that provides a perfect space for relaxation and entertaining. The modern fitted kitchen breakfast room is a standout feature, equipped with contemporary appliances..

The family bathroom is thoughtfully designed, catering to the needs of everyday living. Additionally, the property benefits from parking for two vehicles, a valuable asset in this central location.

Residents will appreciate the proximity to local amenities, with a charming riverside pub just a few minutes' walk away. For those who commute, the M25 motorway is easily accessible, and the vibrant shops and mainline station of St Albans are only a short drive away, ensuring that you remain well-connected to the wider area.

This property presents an excellent opportunity for those looking to settle in a desirable location, combining modern living with the charm of a community setting.

## Specifications

- 2 Bedrooms
- Family Bathroom
- Spacious Living Room
- Modern Fitted Kitchen/Breakfast Room
- Central Location
- Bi-Folds To Garden
- Private Rear Garden
- Garage





Bi-fold doors that seamlessly connect the indoor space to a private garden, perfect for enjoying sunny afternoons or hosting gatherings.



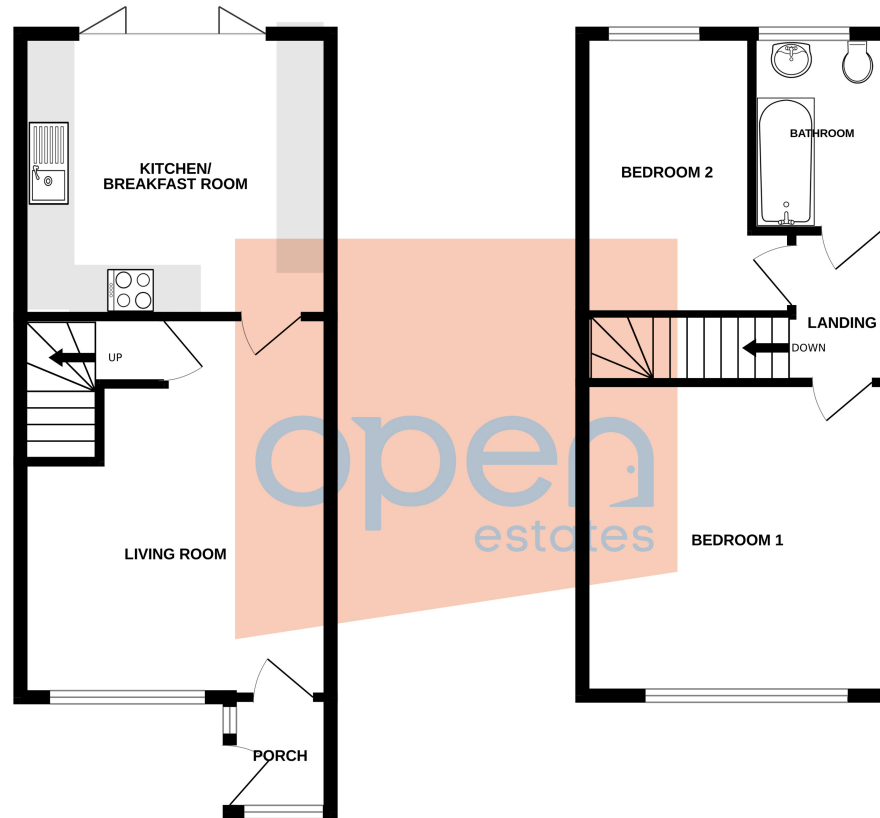
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

GROUND FLOOR

1ST FLOOR



Tenure: Freehold

Council Tax Band: D

EPC Rating: E

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TOTAL FLOOR AREA : 691sq.ft. (64.2 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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