



HEARTWOOD
HOMES

Coombes Road, London Colney, St. Albans, AL2 1ND

Offers Over £500,000

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A beautifully presented three bedroom family home which has undergone extensive modernisation to a high standard by the current owners. You start in the bright entrance hallway, which lead to a great size living room, a stunning open plan modern kitchen/dining/family room which opens straight onto the garden. Furthermore on the ground floor you have a useful utility room , store room, work shop and a study/home office which also opens to the garden. On the first floor there are three well proportioned bedrooms and an attractive bathroom.

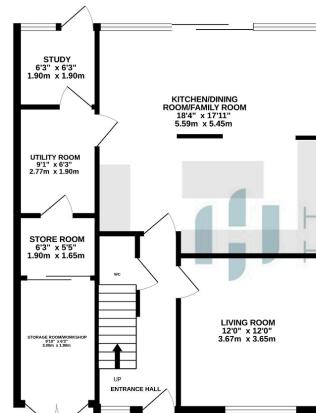
Externally there is front garden providing ample off street parking and to the rear is a fantastic rear garden. The property is set in a sought after residential location in the village of London Colney, close to highly regarded schooling, excellent shopping facilities and great access to the motorway networks. Further amenities can be found in St Albans vibrant City Centre only a short drive away.



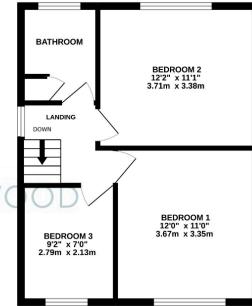


GROUND FLOOR
727 sq ft. (67.5 sq m.) approx.

1ST FLOOR
424 sq ft. (39.4 sq m.) approx.



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TOTAL FLOOR AREA - 1151 sq ft. (106.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee is given as to their state or condition. The services, systems and appliances shown have not been tested and no guarantee is given as to their state or condition. Prospective purchasers should make their own investigations before purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their state or condition.

