



HEARTWOOD
HOMES

Cherry Tree Avenue, London Colney, St. Albans, AL2 1RX

Offers Over £500,000

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A delightful, chain free, family home that is in need of some loving, but with great potential to extend, subject to planning permission. The property is perfectly located in a popular cul de sac location close to highly sought after schooling, a fantastic selection of local shopping facilities and with excellent access to the motorway networks and St Albans City Centre.

This wonderful home provides versatile accommodation, starting in the entrance hall which provides access to a bay fronted living room, the ground floor W.C, and the bathroom. Furthermore, to the rear of the property is an extended kitchen/dining/family room. To the first floor there are three generous bedrooms and an ensuite W.C. This lovely home is set on a fantastic plot with a well groomed front garden which also provides off street parking and access to the garage and an enclosed rear garden. With a high demand expect please book your viewing now. EPC Grade D





GROUND FLOOR
719 sq ft. (66.8 sq.m.) approx.

1ST FLOOR
403 sq ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq ft. (104.3 sq m) approx.
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