



HEARTWOOD
HOMES

Ribbledale, London Colney, St. Albans, AL2 1TD

£500,000

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A beautifully presented three bedroom family home which is located in a pleasant cul de sac within the popular village of London Colney. The property is ideally situated for sought after local schooling, great access to Colney Fields shopping facilities and highly accessible to the motorway networks, yet only a short drive from the historic centre of St Albans.

This well presented home provide versatile accommodation and further potential to extend, subject to the relevant planning permissions, starting in the entrance hallway which leads through to a ground floor W.C and a stunning, open plan living/dining room with opens to a walled garden. To the rear of the property is a good size modern kitchen and a garage with access to the garden. to the first floor are three well proportioned bedrooms and an attractive bathroom.

Externally you have a driveway providing ample parking and access to the garage. Another fantastic feature of this property is the enclosed, walled front garden, in addition the well groomed rear garden.

This property needs to be seen to be appreciated please call in to book your appointment to view today. EPC grade awaited.





TOTAL FLOOR AREA: 952 sq ft. (88.5 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 for 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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- Chain free
- Excellent decorative order
- Close to sought after schooling
- Excellent motorway access
- Enclosed front and rear gardens
- Off street parking
- Garage
- A must view

