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Estate Agency with a personal touch!

Collingwood Drive, London Colney, Herts, AL2



This BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED home offers SPACIOUS ACCOMMODATION THROUGHOUT.

Complimented by a DELIGHTFUL REAR GARDEN and GARAGE with FURTHER OFF-STREET PARKING this home is IDEALLY SITUATED for all local amenities and has EASY ROAD AND TRANSPORT LINKS.

- **Semi -Detached**
- **Four Bedrooms**
- **Two Bathrooms**
- **Large Lounge/ Diner**
- **Stunning Conservatory**
- **Delightful Rear Garden**
- **Garage & OSP**
- **Great Location!**

£590,000 Freehold

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Accommodation Comprises

Part glazed front door to...

Entrance Hall 17'4" x 7'9" (5.28m x 2.36m)

Ceiling light point, Radiator, Large storage Cupboard, Fitted carpet, Doors to...

Guest Cloakroom 5'2" x 3'2" (1.57m x 0.97m)

Double glazed window to front, Radiator with decorative cover, Low level WC, Wash hand basin, Wood effect flooring.

Lounge 15'10" x 11'0" (4.83m x 3.35m)

Double glazed window to front, Coved Ceiling, Ceiling light point, Radiator, TV point, Fitted carpet, Opens to..

Dining Area 9'1" x 8'10" (2.77m x 2.69m)

Coved ceiling, Ceiling light point, Radiator in decorator cover, Fitted carpet, Door to Kitchen, Double doors opening to conservatory.

Kitchen 10'11" x 8'4" (3.33m x 2.54m)

Double glazed window to rear aspect, Coved ceiling, Ceiling light point, Range of fitted wall and base units with complimenting worksurfaces and uplighters, large built in storage cupboard, Recess and plumbing for washing machine and dishwasher, Stainless steel sink with mixer tap, Integrated oven and hob, Tiled flooring, Door to side.

Conservatory 15'5" x 9'1" (4.70m x 2.77m)

A beautiful room providing year round use. Ceiling skylights, Ceiling light point, Wood effect floor, Door to rear garden.

First Floor Landing

Double glazed window to side, Ceiling light point, Fitted carpet, Doors to...

Bedroom One 11'4" x 10'4" (3.45m x 3.15m)

Double glazed window to front, Coved ceiling, Inset ceiling spotlights, Built in double wardrobe, Radiator in decorative cover, Fitted carpet, Door to en-suite.

En-Suite 8'0" x 5'10" (2.44m x 1.78m)

A very generous en-suite, Shower cubicle with shower, Low level WC, Vanity sink unit with storage below, Radiator with decorative cover, fully tiled walls, Fitted carpet,

Bedroom Two 10'9" x 8'10" (3.28m x 2.69m)

Double glazed window to rear, Coved ceiling, Ceiling light point, Built in double wardrobe, Radiator, Fitted carpet.

Bedroom Three 7'10" x 6'6" (2.39m x 1.98m)

Double glazed window to rear, Coved ceiling, Ceiling light point, Radiator in decorative cover, Fitted carpet.

Stairs to Second Floor

Bedroom Four 12'9" x 12'7" (3.89m x 3.84m)

Two ceiling skylights, Inset ceiling spot lights, Built in eaves storage, Radiator, Fitted carpet,

Rear Garden

A delightful rear garden with a range of mature shrubs and plants, Laid to lawn, Circular patio area, Gated access to front.

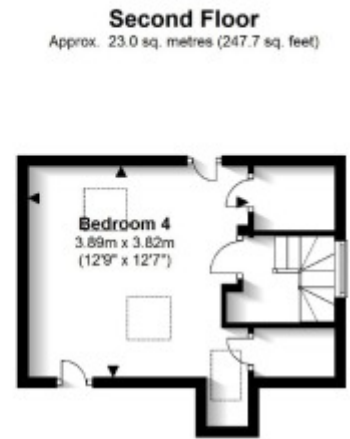
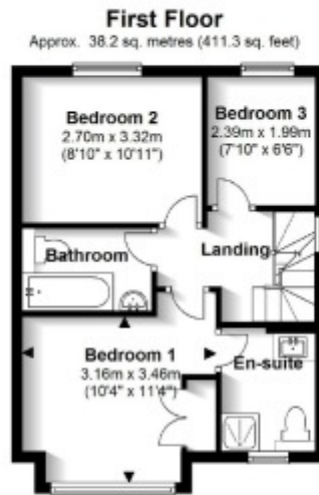
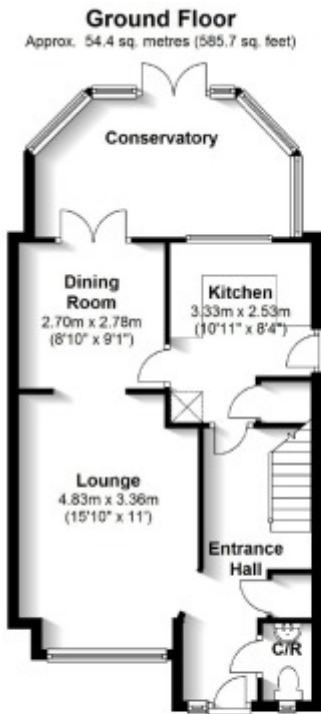
Front Garden

A pretty front garden laid to lawn with range of plants and shrubs.

Garage and Parking

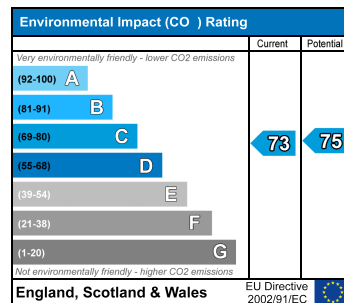
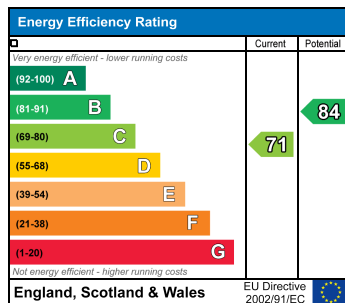
Garage with light and power, up and over door, Driveway in front providing off street parking.





Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only. Outbuildings are included in the square footage. Plan produced using The Mobile Agent.



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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