



Eskdale

London Colney, St. Albans, AL2

- 3 Bedrooms
- Modern Bathroom
- Living/Dining Room
- Fitted Kitchen
- Guest Cloakroom
- Integral Garage
- Off Street Parking
- Front & Rear Gardens

Offers in Excess of
£399,950



T: 01923 537 111



An immaculately presented three bedroom terraced house in a quiet close just a short walk from Colney Fields Shopping Park and local schools. The property provides fast and easy access onto the M25 as well as being just a short drive from St Albans City Centre. Offering bright and spacious accommodation and includes two well maintained gardens, an integral garage and off street parking.

This delightful family home comprises: An entrance hallway, guest cloakroom, large living/dining room with patio doors to the garden and a fitted kitchen leading to an integral garage with up and over door to the driveway. On the first floor are two good double bedrooms, a further single bedroom and a well maintained bathroom with white suite. There is a pretty walled garden to the front with paved patio and pebbled borders, which the owner has currently covered with an attractive display of seasonal planters as well as mature trees and high quality artificial lawn. There is also a gate giving direct access to the driveway, whilst to the rear is a charming cobbled courtyard garden filled with a vast array of mature shrubs and seasonal plants with a high brick wall to the back.

GROUND FLOOR

ENTRANCE HALL

GUEST CLOAKROOM

LIVING/DINING ROOM

24' 3" x 11' 4" (7.39m x 3.45m)

KITCHEN

10' 3" x 8' 3" (3.12m x 2.51m)

FIRST FLOOR

LANDING

BEDROOM ONE

11' 6" x 12' 0" (3.53m x 3.66m)

BEDROOM TWO

8' 11" x 8' 7" (2.74m x 2.62m)

BEDROOM THREE

9' 6" x 8' 7" (2.92m x 2.64m)

FAMILY BATHROOM

EXTERNAL

INTEGRAL GARAGE

15' 10" x 8' 5" (4.83m x 2.57m)

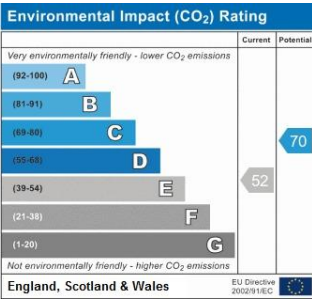
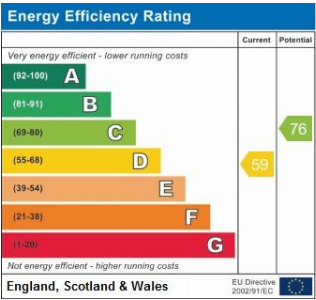
FRONTAGE

FRONT GARDEN

30' x 25' (9.14m x 7.62m)

REAR

REAR GARDEN



COUNCIL TAX BAND

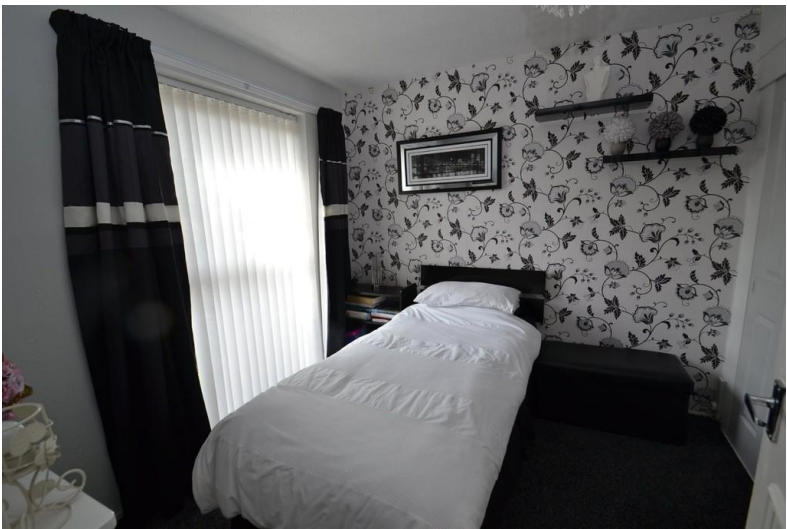
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

St Albans District Council



Ground Floor



First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.
Plan produced using PlanUp.

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