



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Seaton Road, London Colney, AL2 1RL
Asking Price £475,000

Located in a quiet cul-de-sac in London Colney is this THREE BEDROOM end of terrace family home with a large SOUTH FACING rear garden.

The bright and airy accommodation is well planned and arranged over three floors.

The ground floor comprises of an open plan space including a bay fronted living, dining room and a modern galley kitchen with doors leading out to the garden.

On the first floor are two well-proportioned bedrooms, a home office/study, and a family bathroom. On the top floor is a fantastic dual aspect bedroom with plenty of eaves storage.

Externally the property benefits from a large south facing rear garden with patio and lawn areas and on road parking to the front.

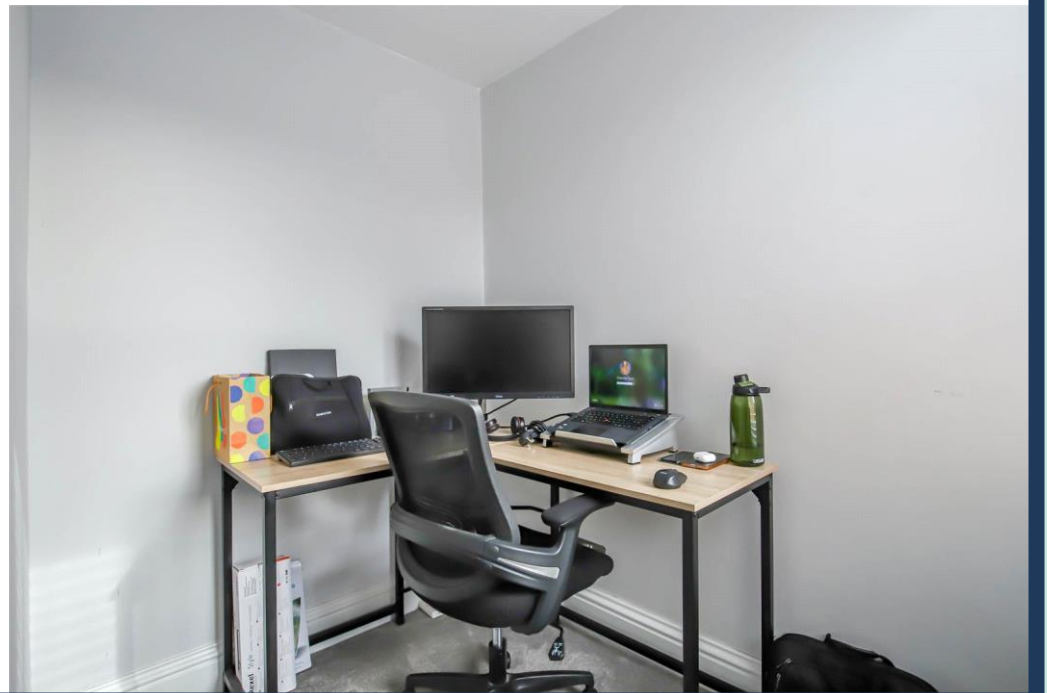
London Colney is located to the southeast of the city and enjoys a range of local pubs and restaurants and is within easy reach of the Colney Fields retail park.

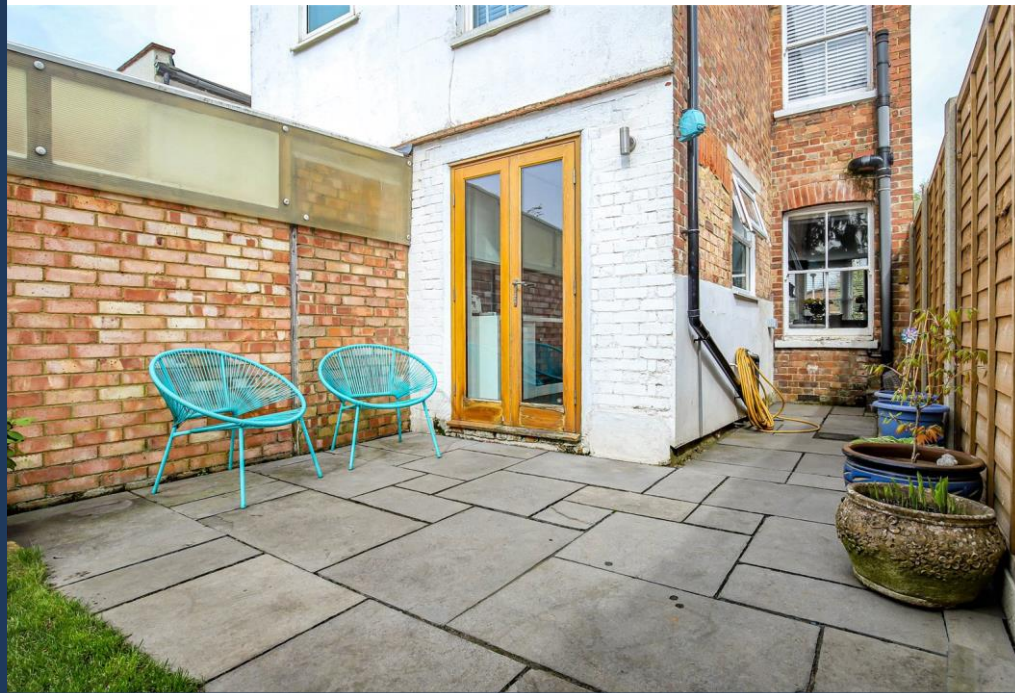
St Albans city centre and the mainline station with trains into London St Pancras is only a short drive away.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D









Ground Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Second Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



Total area: approx. 82.9 sq. metres (892.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves not included in the total floor area.
Plan produced using PlanUp.

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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com