



Colney Heath Lane, St. Albans, AL4 0SY

Offers Over £800,000

3 1 2



This beautifully presented 1930s, bay-fronted semi-detached home offers a lovely balance of character, space and modern family living. Set in a popular residential area within easy reach of Beaumont Secondary School, local shops, cafés and everyday amenities, with St Albans City Centre also close by offering a wider choice of shops, restaurants, bars and leisure facilities, it is a home that works just as well for busy family life as it does for relaxed weekends at home. The mainline station provides direct services to St Pancras International, while excellent road links and beautiful countryside walks nearby give you plenty of options when it comes to getting out and about.

The front of the property immediately gives a welcoming first impression, with a block-paved driveway providing useful off-street parking and a storm canopy porch leading into the generous entrance hall. From here, the house opens up into a series of comfortable and versatile living spaces.

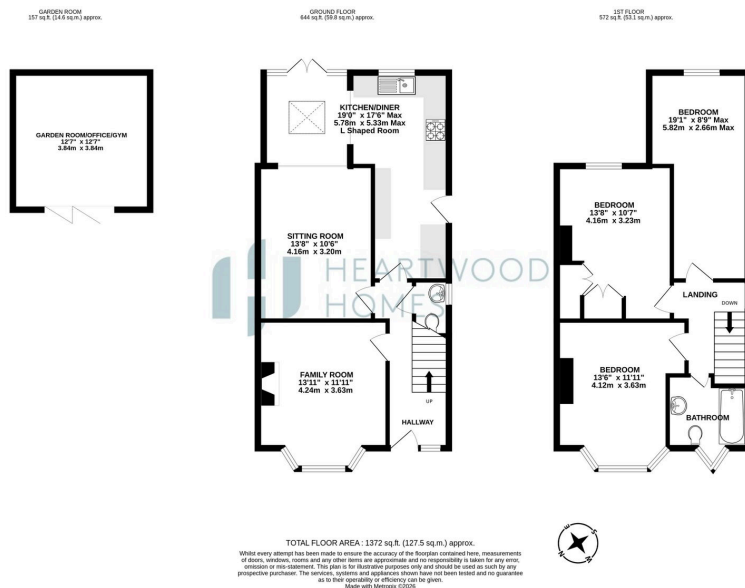
To the front is a bright bay-fronted living room, complete with an attractive fireplace, creating a warm and inviting space for relaxing in the evenings. The real heart of the home, however, is at the rear.

The impressive kitchen and dining space has been thoughtfully extended to create a fantastic room for everyday family life and entertaining. A vaulted ceiling with a large skylight fills the space with natural light, while large double doors open directly onto the garden, making it easy to enjoy the outside during the warmer months. The kitchen/dining area flows through to the rear sitting room, creating a generous open-plan space where everyone can be together while still having their own areas to relax.

Upstairs, there are three well-proportioned bedrooms along with a stylish family bathroom, providing comfortable accommodation for a growing family. The loft is boarded and offers the potential to convert subject to the relevant regulations and permissions

Outside, the rear garden is a real highlight. Extending to approximately 140 feet, it has been beautifully landscaped to provide





- Around 698 metres from Beaumont Secondary School with St Albans amenities
- Nearby well-proportioned bedrooms with a stylish family bathroom
- Open-plan kitchen/dining area flows into a spacious rear sitting room
- Useful home office at the end of the garden, also ideal as a playroom
- Beautifully landscaped rear garden extending to approximately 140 feet
- Beautifully presented 1930s bay-fronted semi-detached family home
- Impressive extended kitchen/dining room with vaulted ceiling and skylight
- Bright bay-fronted living room with an attractive feature fireplace
- Block-paved driveway provides convenient off-street parking and side access
- EPC A

