

3 Burr Close, St. Albans, AL2 1RD

Guide price £375,000 Freehold

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Paul Barker
ESTATE AGENTS

3 Burr Close

St. Albans, AL2 1RD

A charming two bedroom cottage offering well-proportioned accommodation complemented by a generous front garden, off-street parking and an enclosed rear courtyard garden.

The accommodation comprises a welcoming living room to the front of the property, providing a comfortable space to relax and unwind, whilst to the rear is a spacious kitchen with access to the courtyard garden and ground floor bathroom.

To the first floor are two generously proportioned double bedrooms, both offering versatile accommodation.

Externally, the property enjoys a particularly generous front garden, providing an attractive approach to the cottage, together with a driveway offering valuable off-street parking. To the rear is an enclosed courtyard garden, ideal for outdoor seating and enjoying the warmer months.

Burr Close is located in the popular village of London Colney close to the thriving High Street, picturesque River Colne, and the Colney Fields shopping park including Sainsbury's and Marks & Spencer amongst others. Close by are excellent transport links including the M25, M1 & A1(M) and excellent bus routes to St Albans City station where there are fast direct trains to St Pancras International.

























ACCOMMODATION

Kitchen
11'11 x 10'10 (3.63m x 3.30m)

Living Room
11'11 x 11'1 (3.63m x 3.38m)

Bathroom

FIRST FLOOR

Bedroom 1
12'0 x 11'5 (3.66m x 3.48m)

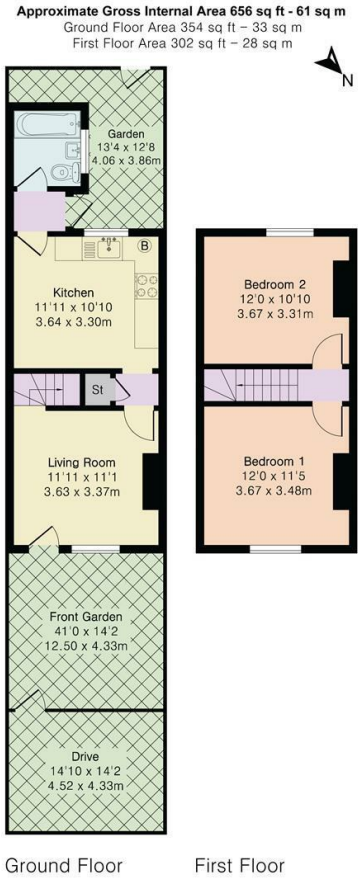
Bedroom 2
12'0 x 10'10 (3.66m x 3.30m)

OUTSIDE

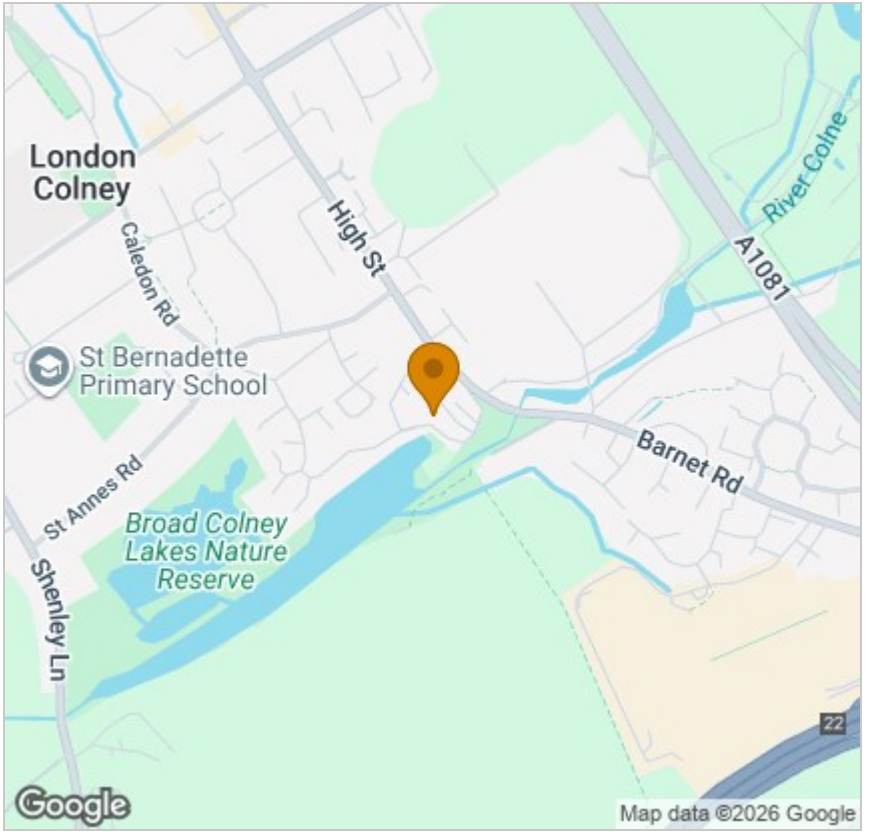
Frontage

Rear Garden

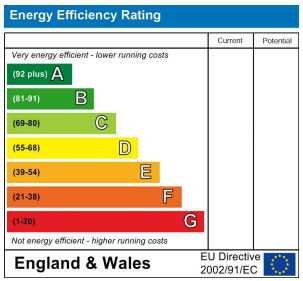
Floor Plan

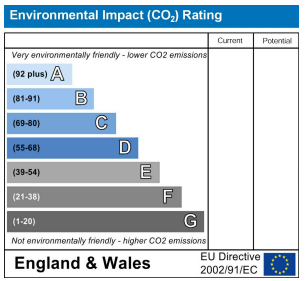


Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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