

HEARTWOOD HOMES

Tollgate Road, Colney Heath, St. Albans, AL4 0PY

Offers Over £600,000

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Life here feels a little more relaxed. Mornings might start with a walk across nearby fields, coffee in hand, before heading back to a home that's full of potential and ready for its next chapter.

Set in the friendly village of Colney Heath, on the edge of St Albans, this chain free semi detached home offers a lovely balance of countryside calm and everyday convenience. You've got a well regarded primary school, local shops and a welcoming village pub all close by, along with riverside walks and the open green space of Colney Heath Common just moments away.

For a change of pace, St Albans is a short drive, offering a mix of independent shops, well known brands, cafes and places to eat. Commuting is straightforward too, with easy access to the M25 at Junction 22 and rail links into London from both St Albans and Welham Green.

The house itself sits on a generous plot with open farmland views to the rear, giving a real sense of space and privacy. Inside, there's plenty of scope to update and extend, subject to planning permission, making it an exciting opportunity to shape a home around your lifestyle.

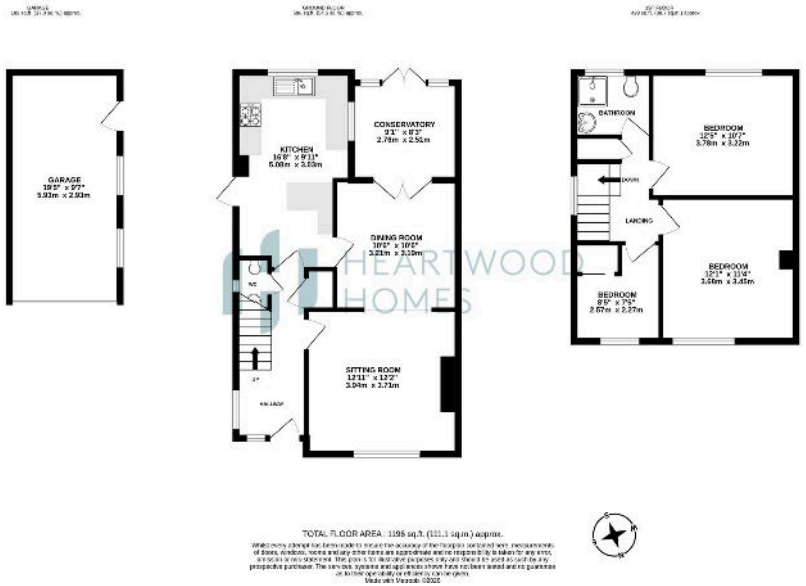
The entrance hall leads you into the main living spaces, with a useful ground floor W.C. The living and dining room at the front is a great size for everyday living, while to the rear, double doors open into a conservatory that connects beautifully with the garden. The kitchen breakfast room is also positioned at the back, enjoying views out over the garden, making it a lovely spot to start or end the day.

Upstairs, there are three well proportioned bedrooms, including two comfortable doubles, along with a shower room. The second bedroom also benefits from a lift.

Outside is where this home really comes into its own. The rear garden stretches to over 125 feet, offering a wide lawn, mature trees and established borders, with open fields beyond creating a peaceful and

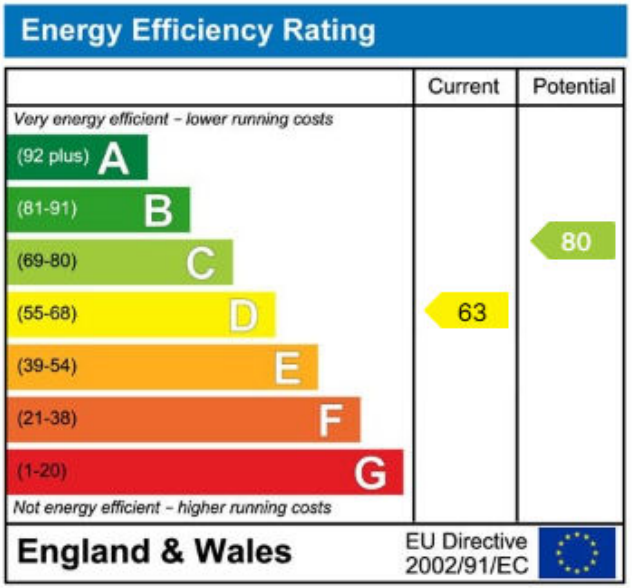






- Chain free three bedroom semi detached family home in Colney Heath
- Excellent potential to extend and improve (subject to planning permission)
- Kitchen breakfast room with pleasant garden outlook
- Large rear garden extending to over 125 feet with mature planting
- Convenient access to St Albans, Welham Green station and M25 (J22)
- Generous plot with open views across farmland to the rear
- Spacious living/dining room and conservatory opening onto the garden
- Three well proportioned bedrooms, including two doubles
- Driveway parking for multiple vehicles plus garage storage
- EPC Grade D





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