



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

Tollgate Road, Colney Heath, AL4 0PX
Guide Price £450,000

Offered for sale with no onward chain, this spacious three-bedroom family home presents an excellent opportunity for buyers seeking a property with great potential to modernise and create a long-term home tailored to their own style and needs.

The property offers well-proportioned accommodation throughout, providing generous living space that would suit a wide range of buyers, particularly families. The current layout provides a strong foundation, with bright and versatile rooms that could easily be reconfigured or updated to suit modern living.

While the home would benefit from some cosmetic updating and refurbishment, it presents fantastic scope for improvement and personalisation, giving the next owner the opportunity to truly make the property their own. The property also benefits from a boiler that is only one year old, adding further appeal.

The space beneath the stairs is particularly versatile and has previously been used as a study area

Externally, the property truly stands out thanks to its large private rear garden, offering a wonderful outdoor space that is ideal for families with children, those who enjoy entertaining, or keen gardeners looking to create their own outdoor retreat.

The garden provides plenty of room for landscaping, outdoor seating areas, or even potential additional outbuildings subject to the necessary permissions.

To the rear of the property there is off-street parking and a garage, adding further practicality and convenience. The garage has currently been converted into a home office/workshop, with heating, a w.c. and sink, making it a useful and flexible space for those working from home or requiring additional storage. However, it could easily be reinstated back to a traditional garage if desired.

Subject to the necessary planning permissions and building regulations, the property also offers clear potential to extend and further enhance the existing accommodation.

Many neighbouring properties have carried out extensions or loft conversions, and the existing loft space provides an exciting opportunity for buyers to create additional bedrooms, a home office, or further living space, potentially adding significant value to the property.

Overall, this is a home that combines space, flexibility and future potential, making it an exciting prospect for buyers looking to put their own stamp on a property while benefiting from a generous plot and established location.

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









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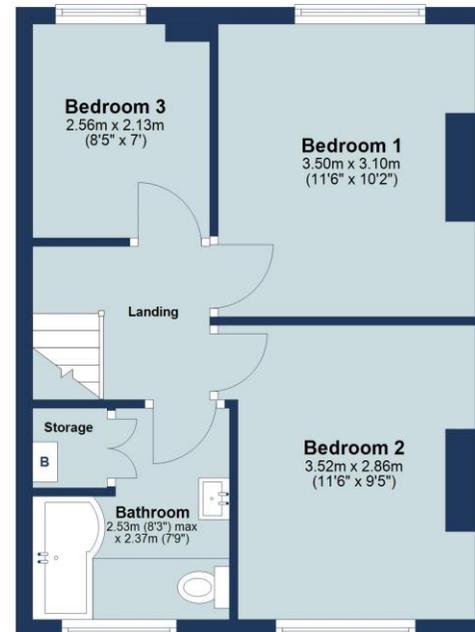
Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 91.3 sq. metres (982.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage Conversion is included in the total floor area.
Plan produced using PlanUp.

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

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com