



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

Manor Road, London Colney, AL2 1PP
Asking Price £700,000

Situated on a popular residential road in St Albans, this impressive EXTENDED FOUR BEDROOM semi-detached family home offers spacious and well-planned accommodation, ideally suited to MODERN FAMILY LIFE.

A particular highlight of the property is the stunning open plan kitchen and dining area, which forms the heart of the home. This beautifully designed space provides ample room for cooking, dining and entertaining, with a layout that encourages a natural flow and a sociable atmosphere.

The extension enhances both light and space, creating an inviting environment for everyday living.

The ground floor is further complemented by a separate utility room, offering additional storage and practicality while helping to keep the main living areas organised and uncluttered.

The property offers four well-proportioned bedrooms, providing flexible accommodation for families, guests or home working.

The presence of two shower rooms ensures convenience for busy households and adds to the overall functionality of the home.

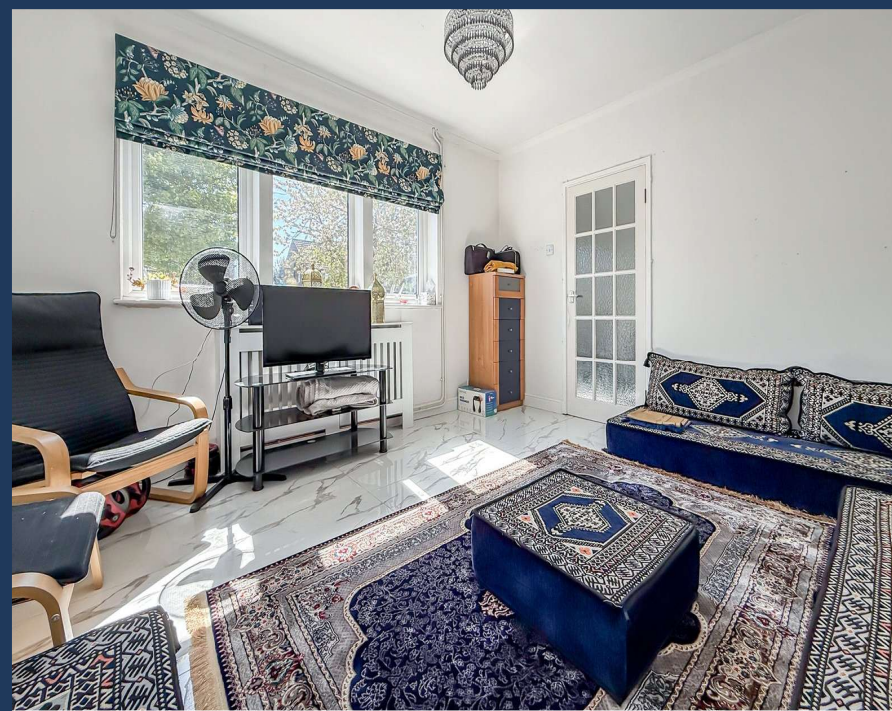
Externally, the property benefits from an enclosed rear garden, providing a private and secure outdoor space ideal for relaxation, dining and children's play. This area offers a good balance of usability and manageable maintenance.

To the front, there is off-street parking for two to three cars, a valuable feature within this sought-after residential location.

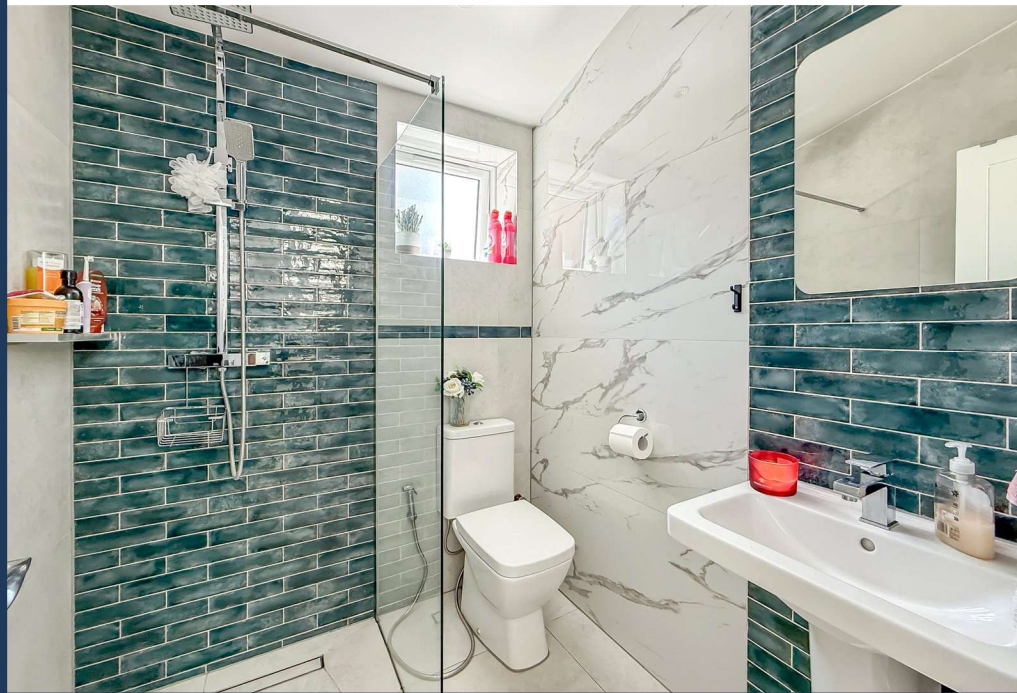
The home is ideally positioned within easy reach of local amenities, schooling and transport links, making it a practical and appealing choice for families seeking both comfort and convenience in St Albans.

Overall, this is a well presented and thoughtfully extended home offering excellent living space, modern features and a desirable setting.

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



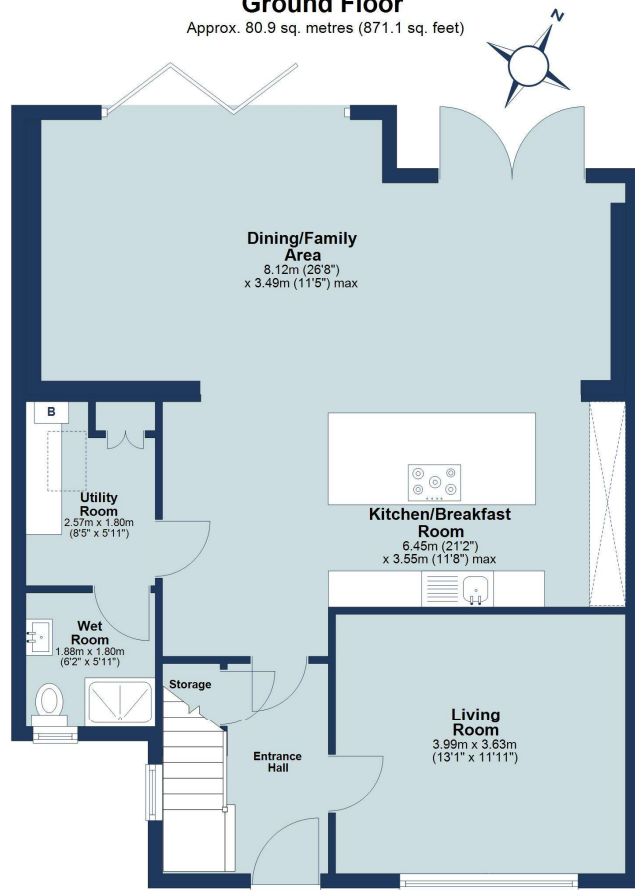






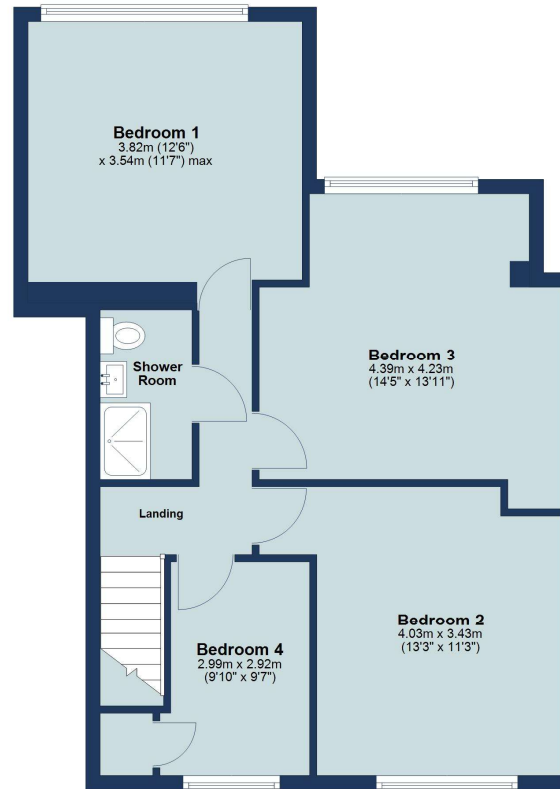
Ground Floor

Approx. 80.9 sq. metres (871.1 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.9 sq. feet)



Total area: approx. 143.3 sq. metres (1543.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

BRADFORD & HOWLEY
HARPENDEN | MARSHALSWICK | ST ALBANS

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

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