



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

Roestock Gardens, Colney Heath, AL4 0QJ
Guide Price £550,000

Occupying a generous 0.09-acre plot within a quiet residential cul-de-sac in the popular village of Colney Heath, this traditional three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a superb family home. Offered to the market with no onward chain, the property now requires updating throughout but offers excellent proportions, a sizeable plot and outstanding potential to extend and improve, subject to the necessary planning permissions.

The accommodation begins with an entrance hall giving access to the principal ground floor rooms. To the front of the property, a bright dining room with a bay window enjoys pleasant views over the front garden, while the adjoining living room creates an excellent reception space with plenty of natural light and views across the rear garden. The two reception rooms are linked creating a sociable layout that could be reimagined to suit modern family living.

The kitchen overlooks the side and rear of the property and provides direct access to the garden. Although requiring modernisation, it occupies a practical position within the house and offers excellent potential for redesign or extension subject to the necessary consents.

Upstairs, the first floor comprises three bedrooms, including two generous doubles with fitted storage and a comfortable single bedroom that would also make an ideal nursery or home office. A wet room completes the first-floor accommodation.

Outside, the large, private rear garden is a particular highlight, extending well beyond the house and offering an excellent degree of seclusion. Predominantly laid to lawn with mature trees and established planting, it provides ample space for children to play, keen gardeners to enjoy or future extensions to be considered, subject to planning permission.

To the front, the wide driveway provides parking for several vehicles and further emphasises the generous proportions of the plot.

Roestock Gardens enjoys a peaceful position within this well-established village, surrounded by attractive countryside whilst remaining exceptionally well connected. Colney Heath offers a welcoming community, local amenities and access to highly regarded schools, with St Albans, Hatfield and Welham Green all within easy reach. Excellent road links via the A1(M), M25 and A414 make commuting straightforward, while nearby rail services provide convenient connections into London.

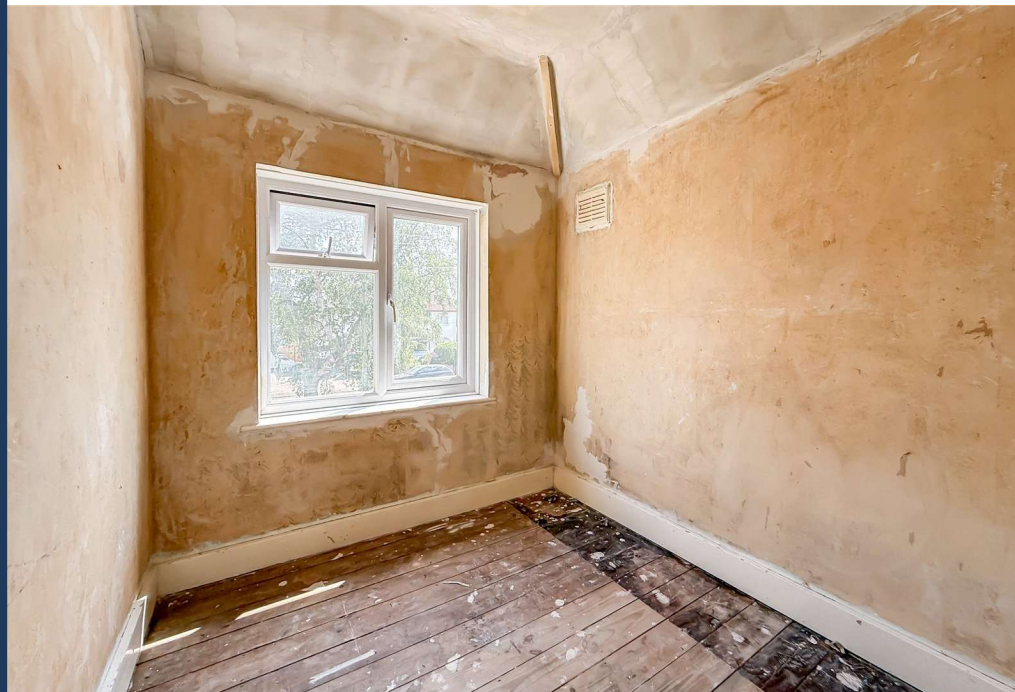
Combining a sought-after location, a substantial plot, generous accommodation and outstanding scope for enhancement, this is a rare opportunity to acquire a traditional family home with the potential to create something truly special.

Tenure: Freehold
Council Tax Band: D
EPC Rating: To be confirmed









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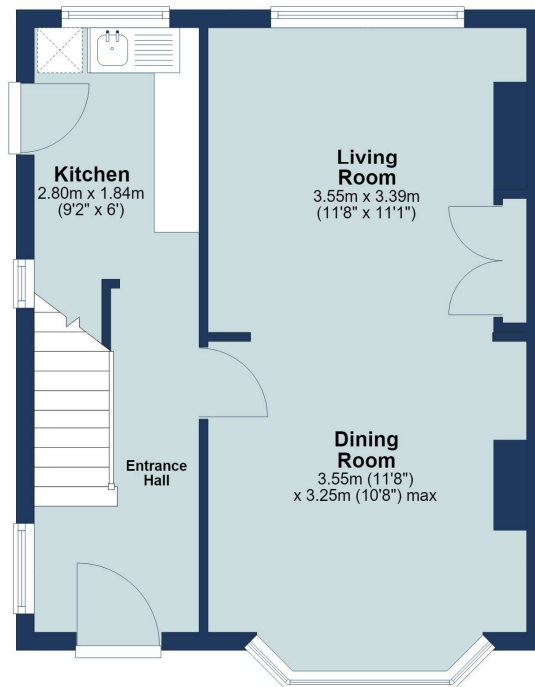
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Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

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

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