



Connells

Fellowdale Bullens Green Lane
Colney Heath St. Albans

Fellowdale Bullens Green Lane
Colney Heath St. Albans AL4 0QR

for sale
£625,000



Property Description

This 3-bedroom home has all the qualities of a family friendly home. The spacious living room at the front of the home is ideal for entertaining friends or for cosy nights in front of the TV. This home has made clever use of the downstairs space to allow for a downstairs cloakroom and separate utility room. The open plan kitchen/dining area spans the width of the house and has double doors that lead onto the garden, perfect for hosting the summer BBQ. Upstairs, two of the bedrooms are doubles, with one bedroom benefiting from its own en-suite shower room. The single bedroom could be an ideal space for a home office or nursery.

This 3-bedroom home has all the qualities of a family friendly home. The spacious living room at the front of the home is ideal for entertaining friends or for cosy nights in front of the TV. This home has made clever use of the downstairs space to allow for a downstairs cloakroom and separate utility room. The open plan kitchen/dining area spans the width of the house and has double doors that lead onto the garden, perfect for hosting the summer BBQ. Upstairs, two of the bedrooms are doubles, with one bedroom benefiting from its own en-suite shower room. The single bedroom could be an ideal space for a home office or nursery.

This 3-bedroom home has all the qualities of a family friendly home. The spacious living room at the front of the home is ideal for entertaining friends or for cosy nights in front of the TV. This home has made clever use of the downstairs space to allow for a downstairs cloakroom and separate utility room. The open plan kitchen/dining area spans the width of the house and has double doors that lead onto the garden, perfect for hosting the

summer BBQ. Upstairs, two of the bedrooms are doubles, with one bedroom benefiting from its own en-suite shower room. The single bedroom could be an ideal space for a home office or nursery.

This 3-bedroom home has all the qualities of a family friendly home. The spacious living room at the front of the home is ideal for entertaining friends or for cosy nights in front of the TV. This home has made clever use of the downstairs space to allow for a downstairs cloakroom and separate utility room. The open plan kitchen/dining area spans the width of the house and has double doors that lead onto the garden, perfect for hosting the summer BBQ. Upstairs, two of the bedrooms are doubles, with one bedroom benefiting from its own en-suite shower room. The single bedroom could be an ideal space for a home office or nursery.





 **Ground Floor**

 **First Floor**



Ground Floor

First Floor



To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: Council Tax
Exempt Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STA317860



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317860 - 0002