



Connells

Rosemary Drive
London Colney St. Albans



Property Description

The welcoming entrance hall leads to a bright, generously sized lounge, providing a comfortable place to relax.

To the rear, the spacious kitchen and family room is the heart of the home, with room to cook, dine and spend time together, as well as direct access to the garden. Classic shaker-style cabinetry, wooden block worktops and integrated appliances give the kitchen a warm, timeless feel. A separate utility room and ground-floor cloakroom complete the ground floor.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with its own en-suite. A family bathroom serves the three further bedrooms.

A large driveway provides ample off-street parking, while an integral store room with an up-and-over door offers valuable additional space. The private rear garden is complemented by a superb garden office with air conditioning, heating and an independent Wi-Fi connection, creating a comfortable place to work from home.

Location

The property is within the highly regarded Napsbury Park development surrounded by woodland and has convenient access to the motorway network.

The historical city of St Albans offers a

comprehensive range of shopping facilities within the city centre. St Albans is a Roman City of great historical interest, with an abundance of restaurants, cafes and bars. Verulamium Park close by has approximately 100 acres of beautiful parkland and lake providing many leisure facilities. St Albans has an excellent selection of schooling, both state and private.

For the commuter there is a fast one stop train link from St Albans City Station (which is also accessible along the Alban Way, a dedicated cycle route) to St Pancras International (with Eurostar direct to Brussels, Paris & Amsterdam) and directly onto the City. There is also access from the Abbey Station from which trains go to Watford Junction where there is the fast train into Euston station (approx. 20 minutes).

The surrounding countryside provides for an abundance of leisure activities including walking, cycling, riding, numerous golf courses, leisure centres and many areas of historical interest.

Aml Fee

Please note: An AML fee is payable by the buyer once an offer has been accepted. This covers the cost of the required identity and anti-money laundering checks. Once completed, the fee is non-refundable, even if the purchase does not proceed.

Lounge

15' 9" x 12' 9" (4.80m x 3.89m)

Dining Room

18' 7" x 18' 1" (5.66m x 5.51m)

Kitchen

10' 11" x 10' 4" (3.33m x 3.15m)

Bedroom One

13' 2" x 12' 10" (4.01m x 3.91m)

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

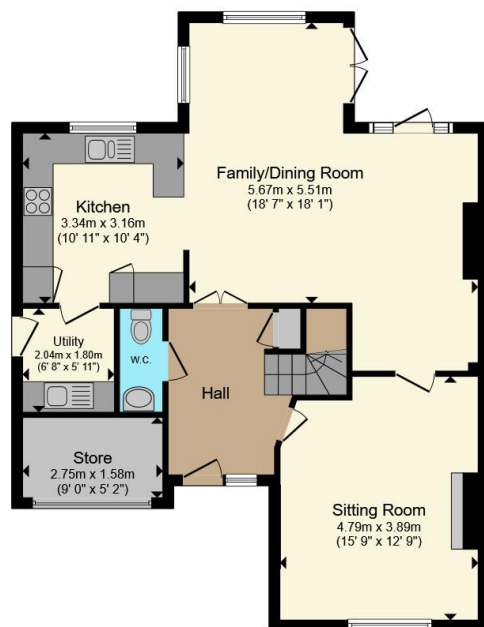
Bedroom Three

11' 3" x 10' 11" (3.43m x 3.33m)

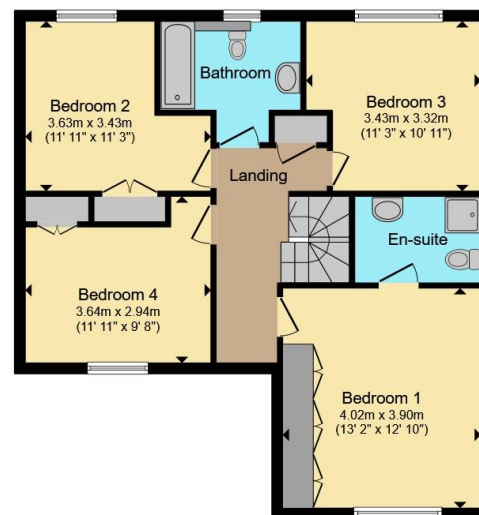




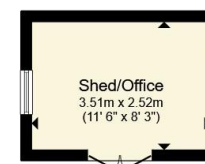




Ground Floor



First Floor



Outbuilding

Total floor area 149.7 m² (1,611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/STA318208



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