



33 SUFFOLK CLOSE, LONDON COLNEY AL2 1DZ

Guide Price £665,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A generous size five bedroom detached family house situated in this highly desirable residential cul-de-sac enjoying far reaching views. Accommodation is arranged over three floors (1,855 sq. ft) comprising entrance hall with cloakroom, good size living/dining room interconnecting to conservatory, kitchen breakfast room, utility room and study. To the first floor are four double bedrooms and family bathroom with the principle bedroom situated on the second (top) floor with storage into eaves, en suite shower room and spectacular views. The property is approached by an independent drive with electric car charging point with side gated pedestrian access leading to pretty south facing gardens with raised patio area.





Property Features

- Living Room: 21'10 x 10'7
- Kitchen/ Breakfast Room: 14'0 x 9'2
- Conservatory: 15'5 x 9'10
- Study: 10'2 x 8'7
- Bedroom Five: 10'2 x 10'2
- Master Bedroom: 21'10 x 18'0 with En Suite
- Bedroom Two: 11'3 x 10'9
- Bedroom Three: 11'3 x 9'9
- Bedroom Four: 10'9 x 10'7
- South Facing Garden



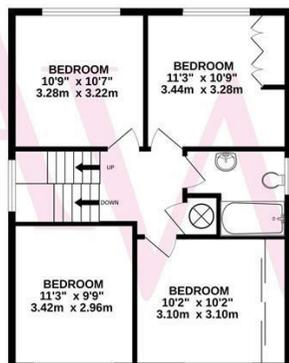
Agents Notes

The property has been extended over the years to provide both spacious and flexible living space ideal for a large family. Enjoying a southerly aspect overlooking rugby playing fields the property offers well balanced living space and is available for immediate viewings.

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1855 sq.ft. (172.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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