



32 Collyer Road, St. Albans, AL2 1PD

Guide price £675,000 Freehold



32 Collyer Road

St. Albans, AL2 1PD

A truly outstanding and beautifully extended family home, benefitting from a fabulous rear extension and a stunning kitchen/dining room with bi-folding doors opening onto a delightful rear garden.

The property has been comprehensively updated in recent years and is tucked away in a quiet and highly sought-after close in the village of London Colney.

A covered porch opens into a welcoming entrance hall with stairs to the first floor and doors to the principal rooms, including a downstairs WC, utility room, peaceful study and pantry.

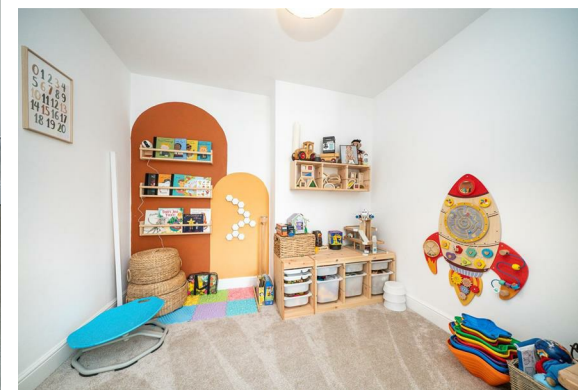
The comfortable lounge centres around an impressive fireplace and enjoys a bright front aspect. The heart of the home is the superb kitchen/dining room, featuring a beautifully fitted Shaker-style kitchen with island/breakfast bar and integrated appliances. Flooded with natural light from two large roof windows and bi-fold doors to the rear, this impressive space also benefits from a stylish tiled floor and attractive log burner.

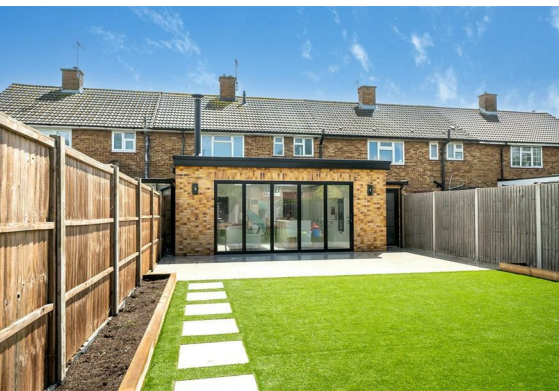
A further door leads to a versatile playroom/snug, while another provides access to a covered passageway from the front to the rear of the property.

Upstairs, the landing has a built-in storage cupboard and doors to three well-proportioned bedrooms, including the principal bedroom with a stylish ensuite shower room and walk-in wardrobe. The remaining bedrooms both benefit from fitted storage and are served by a modern family bathroom with bath, separate shower cubicle, WC and basin.

Externally, the property offers a smart resin driveway providing off-street parking for several vehicles. The private rear garden features a full-width patio leading to an artificial lawn for year-round use, with a pathway to a further seating area and wooden storage shed at the rear.

Collyer Road is situated in the popular village of London Colney, offering excellent access to local shops, highly regarded schools, the M25 and M1 motorway networks, and the extensive amenities of nearby St Albans City centre.





ACCOMMODATION

Entrance Hall

Lounge

14'5 x 11'4 (4.39m x 3.45m)

Kitchen/Dining Room

19'10 x 18'4 (6.05m x 5.59m)

Utility

Play Room

10'1 x 9'1 (3.07m x 2.77m)

Study

W.C.

FIRST FLOOR

Landing

Bedroom

11'10 x 11'4 (3.61m x 3.45m)

En-Suite

Walk-in Wardrobe

Bedroom

10'7 x 8'0 (3.23m x 2.44m)

Bedroom

10'4 x 7'8 (3.15m x 2.34m)

Bathroom

OUTSIDE

Frontage

Rear Garden

Floor Plan



Total area: approx. 143.5 sq. metres (1544.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

