



12 Chantry Lane, London Colney, AL2 1JU

Guide price £420,000 Freehold



Paul Barker  
ESTATE AGENTS

## 12 Chantry Lane

London Colney, AL2 1JU

We are delighted to offer for sale this spacious and versatile three-bedroom terraced house, ideally situated in a popular cul-de-sac within the sought after village of London Colney. The property presents an excellent opportunity to modernise, reconfigure or extend, subject to the necessary consents, and is offered to the market with no onward chain.

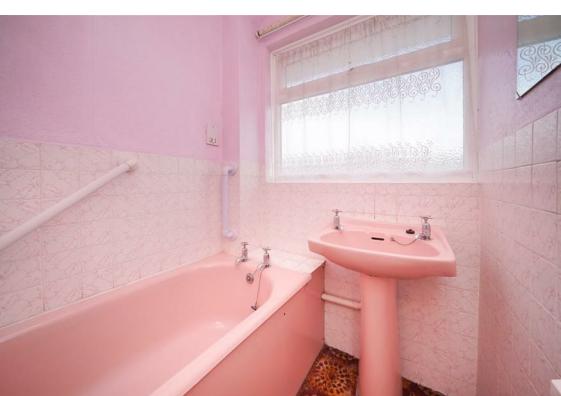
A part-glazed front door opens into a useful porch, leading through to a welcoming entrance hall with stairs to the first floor and doors to all principal rooms. The generous lounge/dining room enjoys a bright, sunny aspect, featuring sliding patio doors that open directly onto the rear garden, an additional window and a practical storage cupboard. The kitchen is fitted with a range of wall and base units with worktops over, incorporating a sink with mixer tap, space for appliances, and a convenient breakfast bar area.

Upstairs, the first-floor landing provides access to four useful storage cupboards, one housing the hot water cylinder, and doors to all bedrooms and the bathroom. There are two double bedrooms, each with built-in wardrobes, a third single bedroom, and a family bathroom fitted with a bath and wash basin, along with a separate WC.

Externally, the property benefits from a driveway providing off-street parking, leading to an integral garage with an up-and-over door. To the rear, there is a private enclosed garden, mainly laid to lawn with a pathway leading to a wooden storage shed.

Chantry Lane is located close to the shops and services of the High Street, local schools and easy access to St Albans City centre and the M25 & M1 motorway network.





## ACCOMMODATION

**Porch**

**Hallway**

**Kitchen**

**10'10 x 6'10 (3.30m x 2.08m)**

**Lounge/Dining Room**

**18'4 x 11'11 (5.59m x 3.63m)**

## FIRST FLOOR

**Landing**

**Bedroom 1**

**12'1 x 10'2 (3.68m x 3.10m)**

**Bedroom 2**

**10'11 x 10'2 (3.33m x 3.10m)**

**Bedroom 3**

**8'8 x 8 (2.64m x 2.44m)**

**Bathroom**

**WC**

## OUTSIDE

**Front Garden**

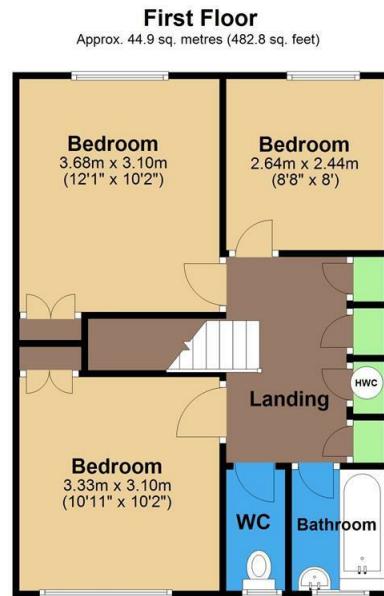
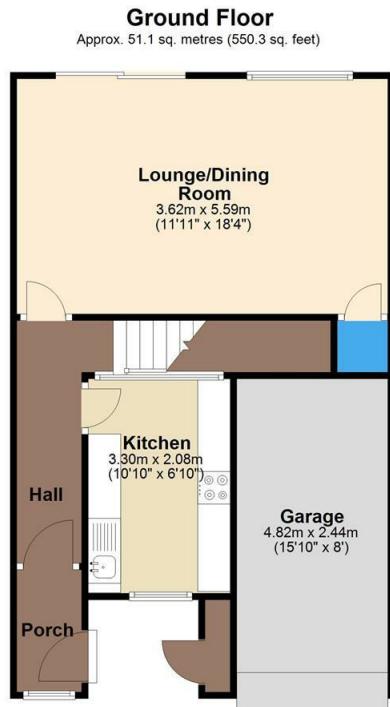
**Driveway**

**Garage**

**15'10 x 8 (4.83m x 2.44m)**

**Rear Garden**

## Floor Plan



Total area: approx. 96.0 sq. metres (1033.1 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  
Plan produced using PlanUp. [View PlanUp](#)

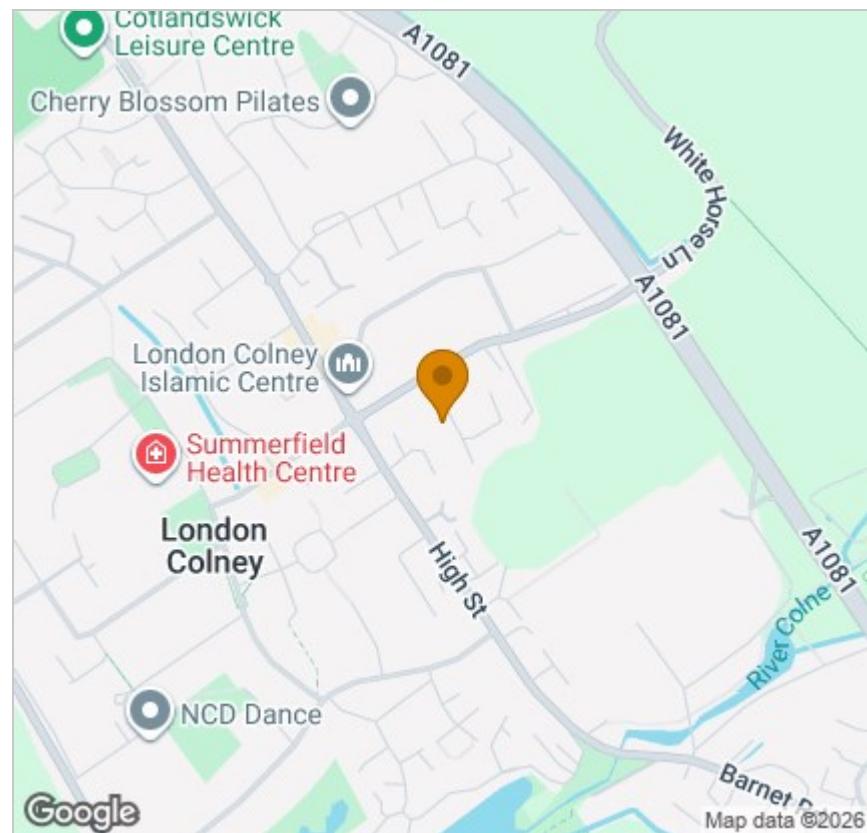
## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

