



21 Kings Road, London Colney, AL2 1ET

Guide price £485,000 Freehold



Paul Barker
ESTATE AGENTS

21 Kings Road

London Colney, AL2 1ET

A beautifully presented chain free three-bedroom mid-terrace home, enhanced by a full-width ground floor extension, offering generous and well-balanced accommodation throughout.

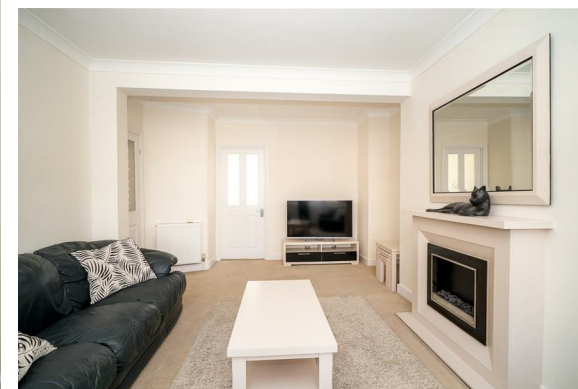
The property is entered via a covered part-glazed front door into a welcoming hallway with stairs to the first floor and access to all ground floor rooms, including a convenient downstairs cloakroom/WC. The bright lounge features a box bay window to the front and an attractive feature fireplace, with a connecting door leading into the impressive kitchen/dining room.

The extended kitchen/dining space is fitted with a range of quality wall and base units, ample work surfaces, space for a range cooker, and integrated appliances. A rear window and sliding patio doors provide excellent natural light and direct access to the garden, making this an ideal space for both everyday living and entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes and fitted drawers. The second double bedroom also includes fitted storage, while the third bedroom offers flexibility as a child's room, guest room, or home office. The family bathroom comprises a bath, separate shower cubicle, wash basin, low-level WC, and heated towel rail.

Externally, the property enjoys a block-paved driveway providing off-street parking to the front. The rear garden features a generous decked seating area leading to a lawn, along with a versatile garden room with light and power and an additional storage area. A secure side passage provides access to the front.

Kings Road enjoys convenient access to London Colney's vibrant High Street, which features a variety of independent retailers, cafés, restaurants and essential amenities. The property is also ideally positioned to take advantage of the highly regarded Colney Fields Shopping Park, home to a range of major retailers, supermarkets, fashion outlets and cafés.





ACCOMMODATION

Ground Floor

Entrance Hall

Lounge

18'2 x 11'3 (5.54m x 3.43m)

Kitchen/Dining Room

15'7 x 17'6 (4.75m x 5.33m)

WC

First Floor

Landing

Bedroom One

11'1 x 12'2 (3.38m x 3.71m)

Bedroom Two

12' x 11'1 (3.66m x 3.38m)

Bedroom Three

6'3 x 6'11 (1.91m x 2.11m)

Bathroom

OUTSIDE

Paved Frontage

Rear Garden

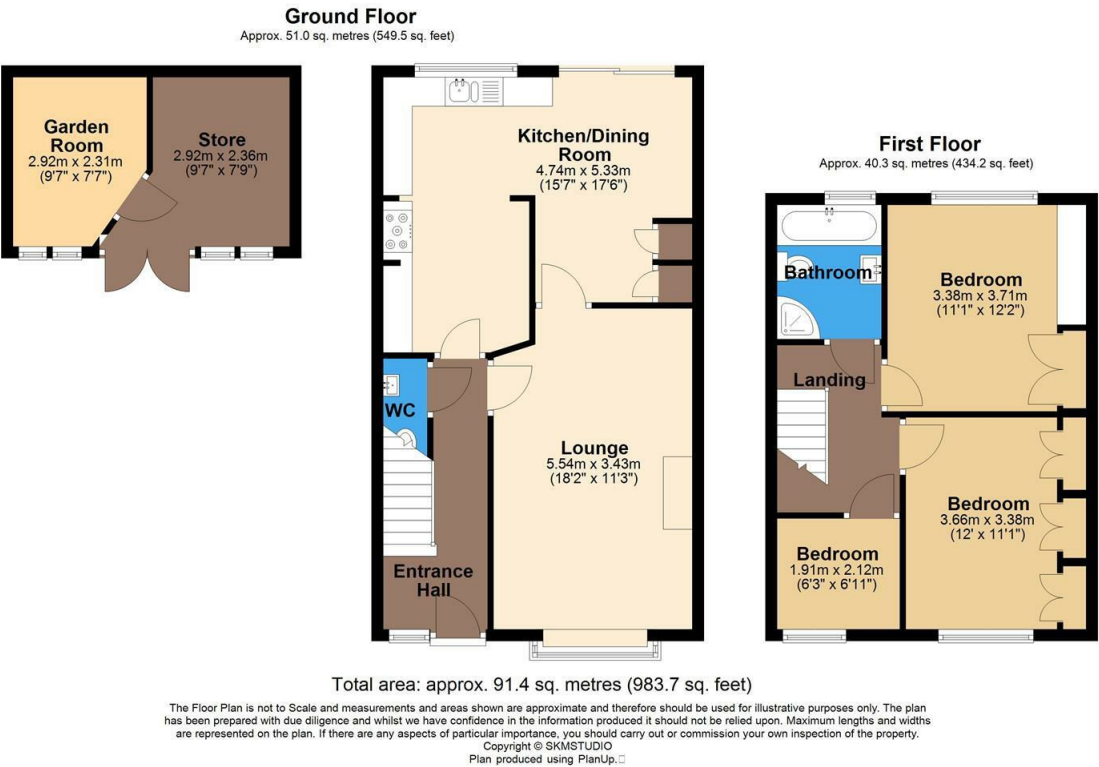
Garden Room

9'7 x 7'7 (2.92m x 2.31m)

Store

9'7 x 7'9 (2.92m x 2.36m)

Floor Plan

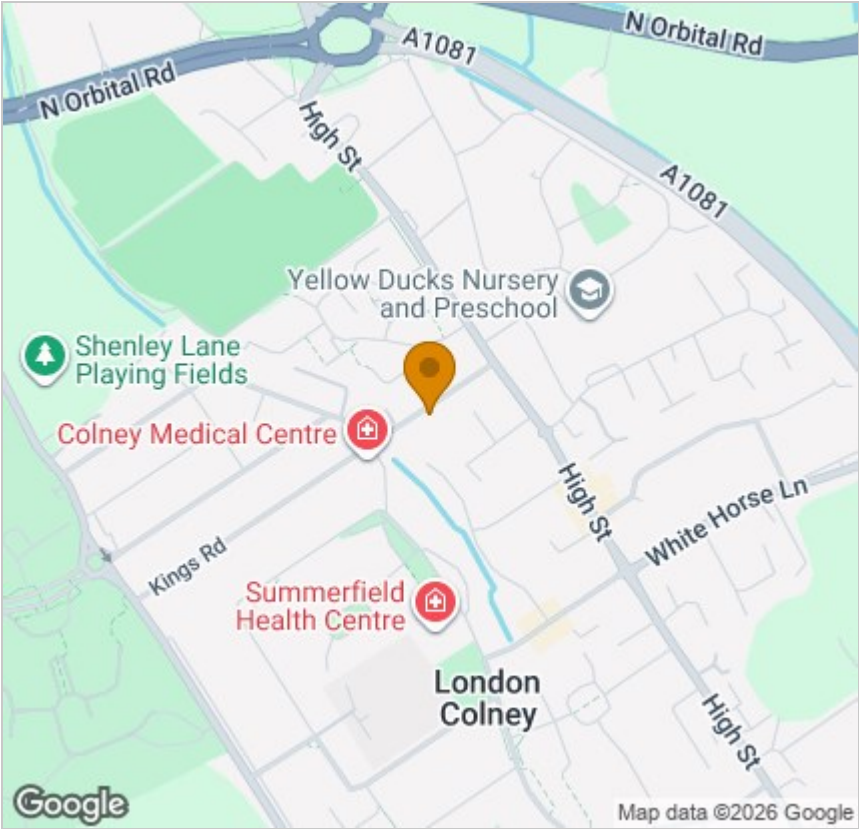


Viewing

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

