



89 Manor Road, London Colney, AL2 1PP

Guide price £525,000 Freehold



89 Manor Road

London Colney, AL2 1PP

Situated on a desirable road in the popular village of London Colney, this spacious three-bedroom semi-detached home offers excellent potential to extend to the front and rear (subject to planning permission) or reconfigure internally to create open plan living. The property is offered with no onward chain.

A part-glazed front door leads into a useful porch with built-in storage, opening into a welcoming entrance hall with stairs to the first floor, an understairs cupboard and doors to rooms. The generous lounge enjoys three front-facing windows, allowing plenty of natural light, and features a wall-mounted electric fire.

To the rear, the dining room overlooks the garden and includes a built-in cupboard, with access through to the kitchen. The kitchen is fitted with a range of wall and base units, an integrated hob with oven below, and space for further appliances. A door leads to a covered side passage providing access to a front store, separate WC, utility room, and the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and cupboards, while the second bedroom, overlooking the rear garden, also includes fitted sliding wardrobes. The third bedroom features a built-in cupboard. The bathroom comprises a bath, basin, and WC.

Externally, the property enjoys a lawned frontage with established hedges and a driveway providing off-street parking. The generous rear garden includes a paved patio, lawn, and mature trees and hedging to the boundaries.

Manor Road is a popular residential street close to well-regarded schools, local shops, amenities, and parkland.





ACCOMMOADTION

Ground Floor

Porch

Entrance Hall

Lounge

9'9 x 13 (2.97m x 3.96m)

Kitchen

11'8 x 9'4 (3.56m x 2.84m)

Dining Room

8'1 x 11'4 (2.46m x 3.45m)

First Floor

Landing

Bedroom One

13'3 x 11'5 (4.04m x 3.48m)

Bedroom Two

8'6 x 11'6 (2.59m x 3.51m)

Bedroom Three

9'8 x 9'5 (2.95m x 2.87m)

Bathroom

OUTSIDE

Store

13'11 x 6'11 (4.24m x 2.11m)

Small Store

WC

Utility

6'10 x 7'4 (2.08m x 2.24m)

Front Garden

Driveway

Rear Garden

Council Tax - BAND D



Floor Plan



Total area: approx. 109.5 sq. metres (1178.6 sq. feet)

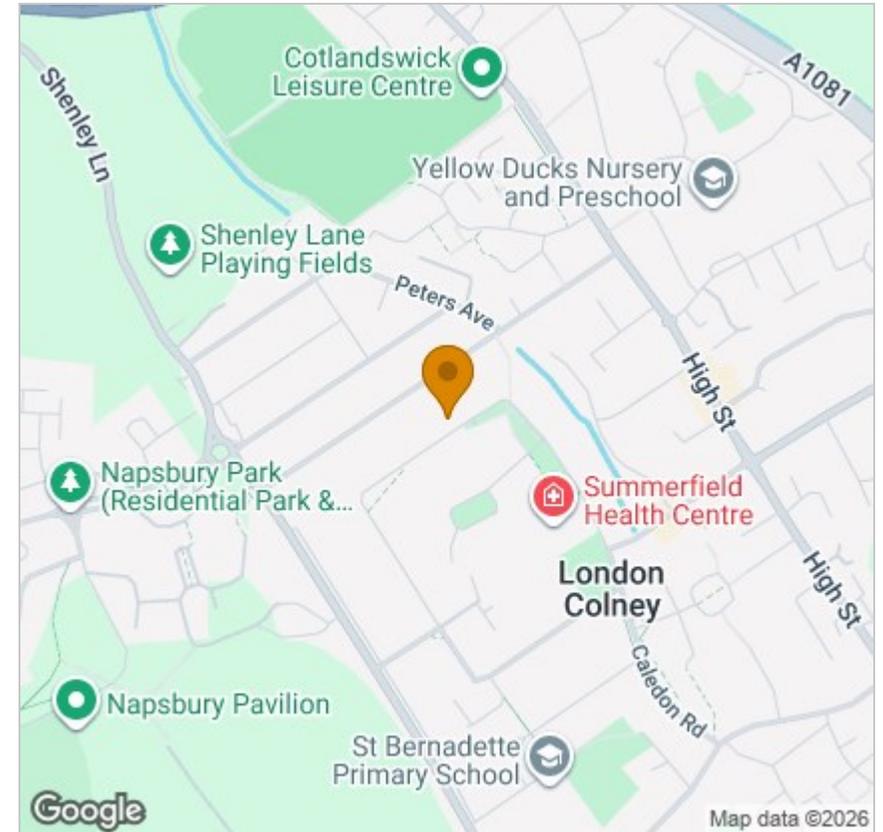
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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

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Area Map



Energy Efficiency Graph

