

# Collyer Road

London Colney, AL2 1PD



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£500,000

- No Upper Chain
- Three Generously Sized Bedrooms
  - Mid Terrace
- In Need of Some Modernisation
  - Extension Potential (S.T.P.P)
  - 90ft Rear Garden Approx.
- Walking Distance to Local Amenities
  - Large Driveway
  - Quiet Cul De Sac Location
  - Council Tax Band D





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Discover this spacious mid-terrace property in the heart of London Colney, offering a fantastic opportunity for those looking to create their dream home. With 1,198.2 sq. feet of living space, this home features two generous double bedrooms and a large single bedroom, making it perfect for families or those in need of extra space.

The property includes a well-maintained wet room, a separate W/C, and an additional downstairs W/C located towards the rear of the house, providing convenience for everyday living. A unique feature of this home is the lean-to, which offers direct access from the front to the rear garden, complete with two well-proportioned storage cupboards and the downstairs W/C.

Though the property has been well-kept and retains its structural integrity, it presents an exciting refurbishment opportunity to modernise and personalise to your taste. The 90ft garden provides ample outdoor space for relaxation, gardening, or entertaining.

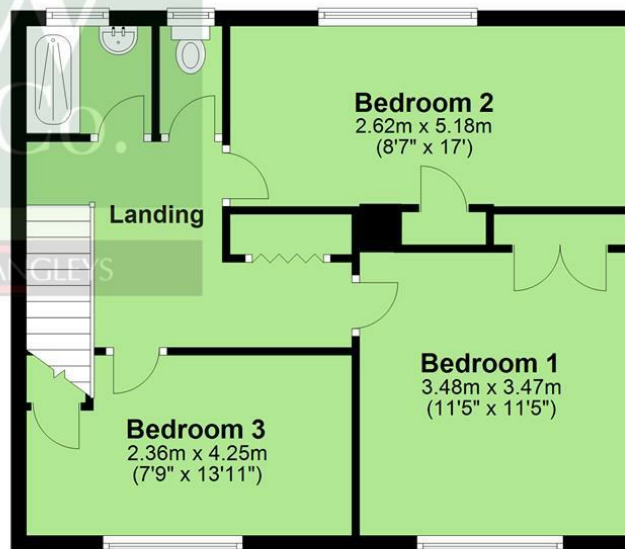
For added convenience, the property boasts a front drive with ample parking space for multiple cars. Situated close to local amenities and with easy access to the M25 and M1, this home is perfectly positioned for both convenience and connectivity.



**Ground Floor**  
Approx. 58.2 sq. metres (626.4 sq. feet)



**First Floor**  
Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 111.3 sq. metres (1198.2 sq. feet)



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**Entrance Hallway**

**Living Room**  
11'5" x 14'7" (3.49 x 4.45)

**Dining Room**  
10'1" x 9'1" (3.09 x 2.79)

**Kitchen**  
10'1" x 11'9" (3.08 x 3.60)

**Bedroom 1**  
11'5" x 11'4" (3.48 x 3.47)

**Bedroom 2**  
8'7" x 16'11" (2.62 x 5.18)

**Bedroom 3**  
7'8" x 13'11" (2.36 x 4.25)

**Wet Room**

**EPC**  
Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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