

St. Annes Road

London Colney, AL2 1LJ



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Offers In Excess Of £500,000

- Three Bedrooms
- Semi-Detached House
- Through Lounge
- Family Bathroom
- Ample Off Street Parking
- Large South East Facing Garden
- Rear Access to Nature Reserve
- Great Opportunity to Extend S.T.P.P
- In Need of Modernisation Throughout
 - Chain Free





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A rare chance to create your dream family home with this charming 1930s three-bedroom semi-detached property, offering endless potential. In need of modernisation throughout, this home presents an exciting opportunity to reimagine and enhance its approximately 800 sq ft of living space.

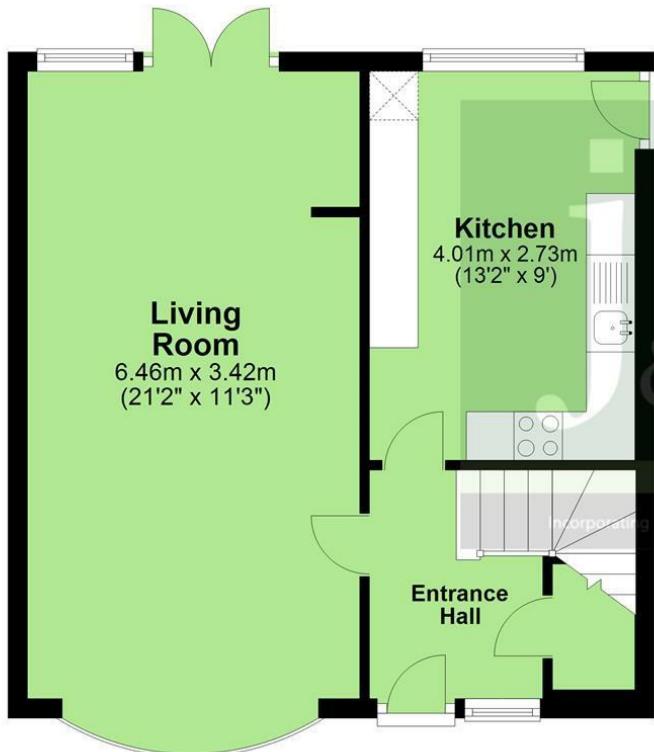
Set on a generous 0.13-acre plot, the property boasts ample off-street parking and a large garden, providing the perfect foundation for a substantial extension (subject to planning permission). Whether you're looking to renovate, extend, or completely transform, this home offers the ideal canvas to add value and create a space tailored to your needs.

Offered chain-free, this is an unmissable opportunity for those looking to invest in a home with fantastic potential in a sought-after location.



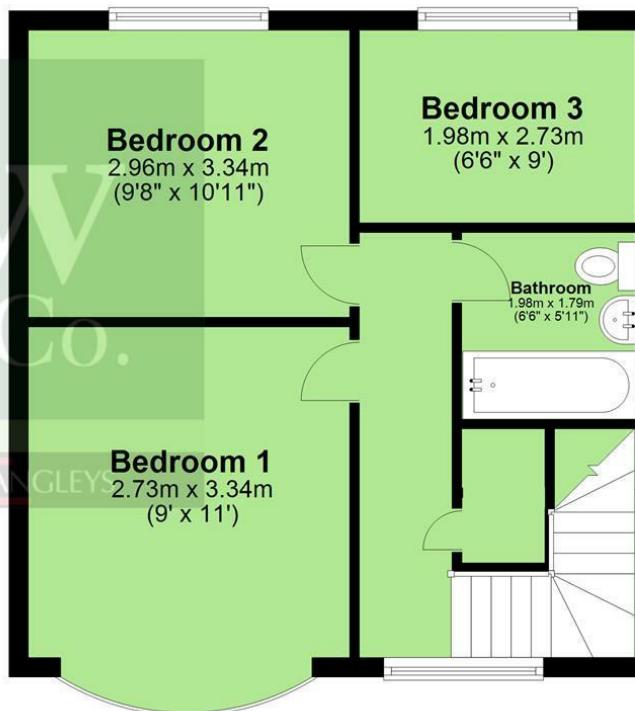
Ground Floor

Approx. 40.8 sq. metres (439.1 sq. feet)

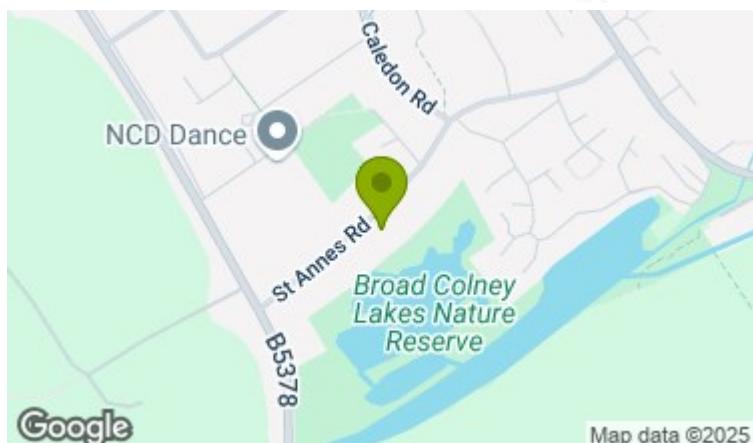


First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.5 sq. feet)



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

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

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