



102 HIGH STREET, COLNEY HEATH AL4 0NP

Guide Price £599,950 | Freehold

ANDREW WARD EST. 1988
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Property Overview

A beautifully presented three double bedroom semi detached family house situated in a cul-de-sac position backing open fields. The property has undergone improvement over the years to provide a spacious and modern living space throughout. Accommodation comprises of an entrance porch, spacious double length lounge/dining room, modern fully integrated kitchen, cloakroom and garden room. To the first floor are three double bedrooms with plenty of built in wardrobes served by a luxury family shower room. The property is approached by an independent driveway with off street parking leading to integral single garage. To the rear are beautiful gardens with patio and storage shed backing directly onto open farmland, enjoying far reaching views. The property also comes to the market chain free.





Property Features

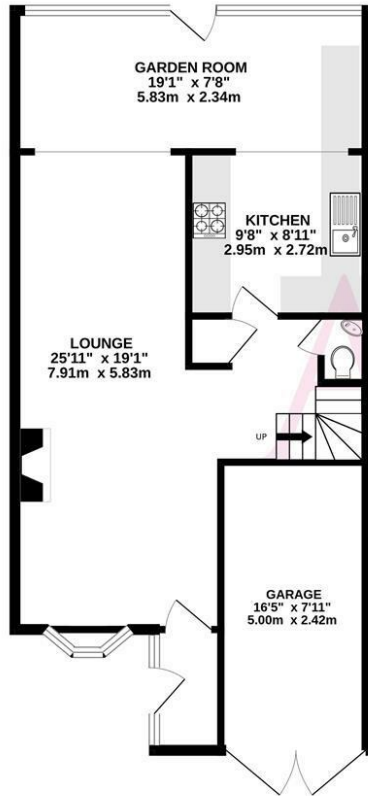
- Lounge/Dining Room: 25'11 x 19'1
- Kitchen: 9'8 x 8'11
- Garden Room: 19'1 x 7'8
- Family Bathroom
- Garage
- Bedroom One: 12'2 x 10'11
- Bedroom Two: 10'11 x 9'10
- Bedroom Three: 6'9 x 8'4
- Cloakroom
- 60ft Garden Backing Open Fields

Agents Notes

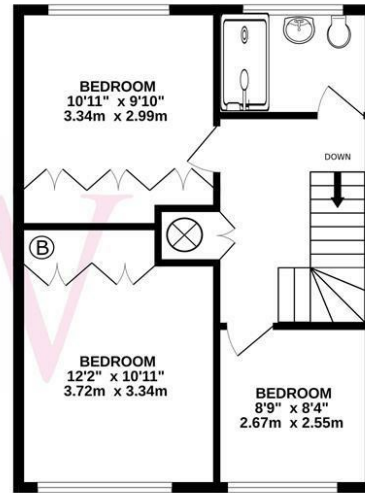
The property is situated just off the high street within walking distance to all amenities and Colney Heath Primary School.

Features include double glazing, fully integrated kitchen appliances, modern bathroom, tastefully decorated throughout.

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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