



ENGEL JACOBS
LONDON+HERTS



- Character Property
- 1 Bathroom
- 90ft Rear Garden
- 2 Bedrooms
- 1 Reception
- Off Street Parking



Shenley Lane
St. Albans

£440,000
Freehold

Entrance Porch

Tiled floor, radiator, double glazed window to front aspect.

Reception 15' 1" x 13' 2" (4.59m x 4.01m)

Wood flooring, double glazed windows to front aspect, fireplace, radiator.

Kitchen/Diner 13' 2" x 10' 9" (4.01m x 3.27m)

Wood flooring, underfloor heating, 2 skylights, bi-fold doors to rear aspect, Belling range cooker with gas hob, fully fitted units both wall mounted and base, ample work surface area, freestanding Swan fridge/freezer, integrated Zanussi washing machine, integrated Whirlpool dishwasher, spotlights.

Bathroom 8' 8" x 6' 6" (2.64m x 1.98m)

Tiled floor, partly tiled walls, high level WC with pull chain, wall hung wash basin, roll top bath with overhead shower, underfloor heating, spotlights.

Bedroom 1 11' 5" x 10' 5" (3.48m x 3.17m)

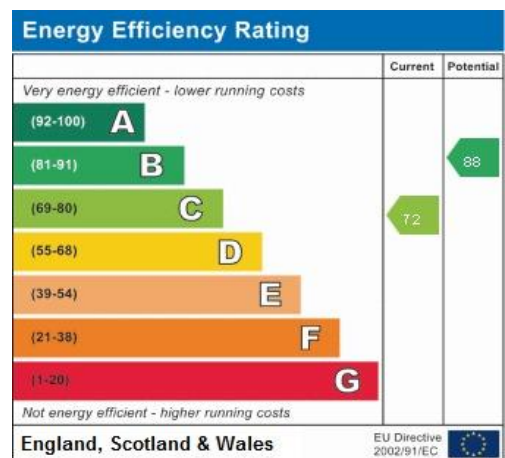
Carpeted throughout, storage cupboard, fireplace, radiator, double glazed windows to front aspect.

Bedroom 2 13' 2" x 7' 4" (4.01m x 2.23m)

Carpeted throughout, storage cupboard housing boiler, double glazed windows to rear aspect, radiator, loft hatch with pull down ladder.

Rear Garden

Decked area, laid to lawn, gate with access to St Anne's Road.



Address:
157 Colindale Avenue

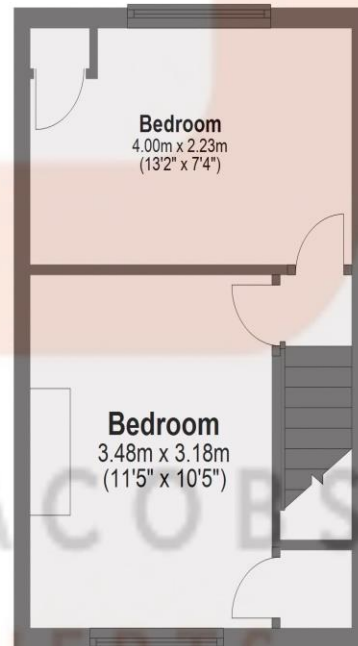
Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



First Floor

Approx. 23.9 sq. metres (257.0 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 sq. feet)