



COLNEY PLACE

ST ALBANS

Offering far reaching views over open countryside is this charming detached family home set within an exclusive development of just 2 houses in the popular village of Colney Heath.

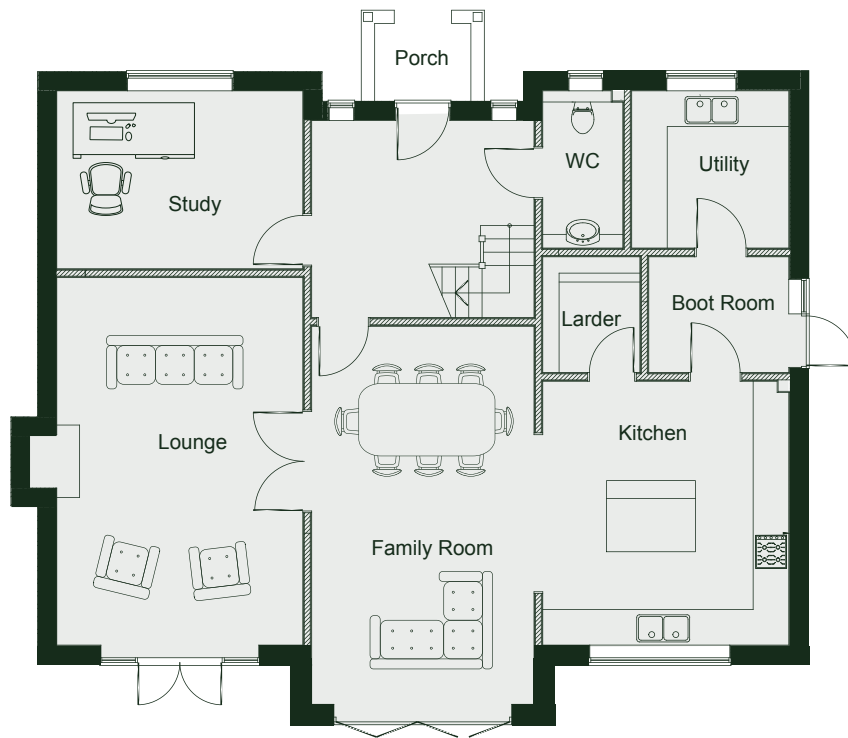
Benefiting from south-westerly gardens with stunning countryside & excellent commuter links to London, A1M and M25.

Colney Heath is a popular village between Hatfield and St Albans, with excellent commuter links via the A1M and M25, to London. By train, both St Albans and Hatfield offer a fast, frequent service into St Pancras or Kings Cross, with an average journey time of 25 minutes.

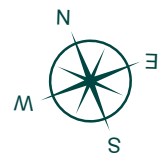
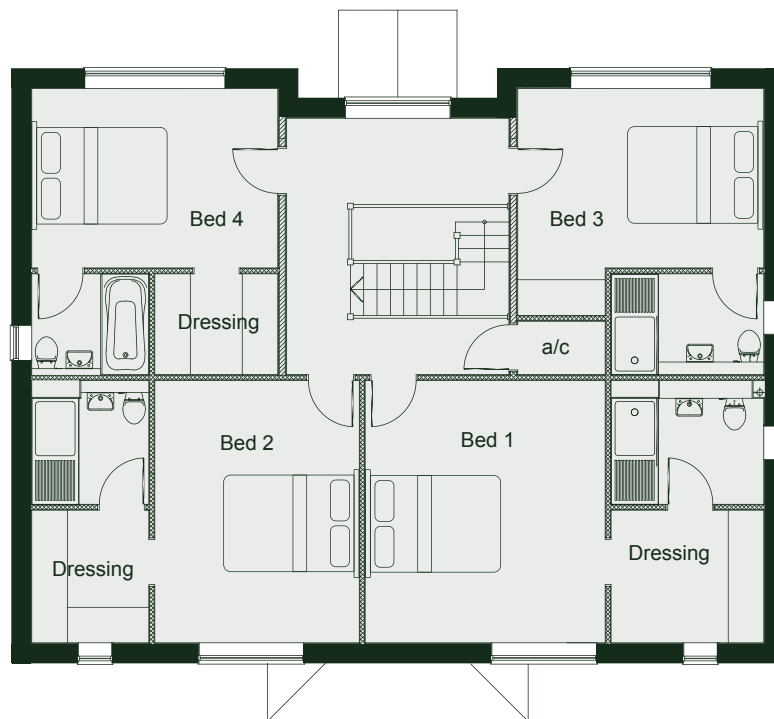
For local amenities, there is a shop, a couple of pubs, St Mark's church, a village hall and recreation ground for social activities, and an OFSTED rated "Good" primary school. In addition, the Colney Fields Shopping Park at London Colney is just 2.5 miles distance (large Marks & Spencer, Next, Habitat, Sainsbury's, etc).

St Albans City Centre is just 5 miles distance, offering a historic ambience with a wide range of shops and restaurants, and the bustling street market. The City's lively atmosphere has made it a premier nightspot with its theatre and pub scene. The historic Cathedral dominates the skyline, together with the Verulamium museum. The newly opened St Albans Museum & Gallery is a world-class centre for arts and culture.

Ground Floor



First Floor



Ground floor	117M2
First floor	112M2
Total	229M2

Kitchen	4.50X4.20 m
Family room	6.43X3.80 m
Lounge	6.25X4.20 m
Study	3.05X4.20 m

Bedroom 1	4.20X4.07m
Bedroom 2	4.20X3.47 m
Bedroom 3	3.05X4.20 m
Bedroom 4	3.05X4.20 m

Property Specification

External features

- High performance double glazed anthracite PVCU windows with chrome ironmongery • Contemporary bi-folding aluminium doors leading to garden terrace in feature sandstone • Rear gardens laid to lawn with fencing to boundaries • High quality wall mounted exterior lights • Resin bonded gravel driveway for four cars • External tap and double power socket to front and rear garden

Internal features

- Karndean Design flooring in a choice of colours to hallway, kitchen/family room, WC, larder, boot room and utility • High quality carpet to lounge, study, stairs, landing and all bedrooms, available in a choice of colours • Oak internal doors with contemporary chrome ironmongery • Walls finished in Dulux "Timeless" emulsion, complemented with white satin woodwork • Fully fitted walk in wardrobes to master bedroom • Contemporary oak staircase with glass balustrade and painted strings. • Feature fireplace with log burning stove and granite hearth.

Kitchen, utility and Larder

- Designer fitted kitchen & utility with luxurious stone worktop, upstands and window cill • Stone topped island • Fully integrated appliances which include fridge freezer, induction hob, extractor, eye level oven, combination microwave oven, dishwasher, and wine cooler. • Instant boiling water mixer tap. • Fitted walk in larder.

Bathrooms and en-suites

- Contemporary high quality white sanitaryware by Grohe • Wall mounted vanity units to en-suites • Stylish Grohe chrome taps • Demisting mirror conveniently fitted with shaver socket • Grohe rainfall showers to en-suites with sleek low profile shower trays • Heated chrome towel rails • High quality Porcelanosa porcelain floor & wall tiles. • Centralised ventilation system.

Electrical

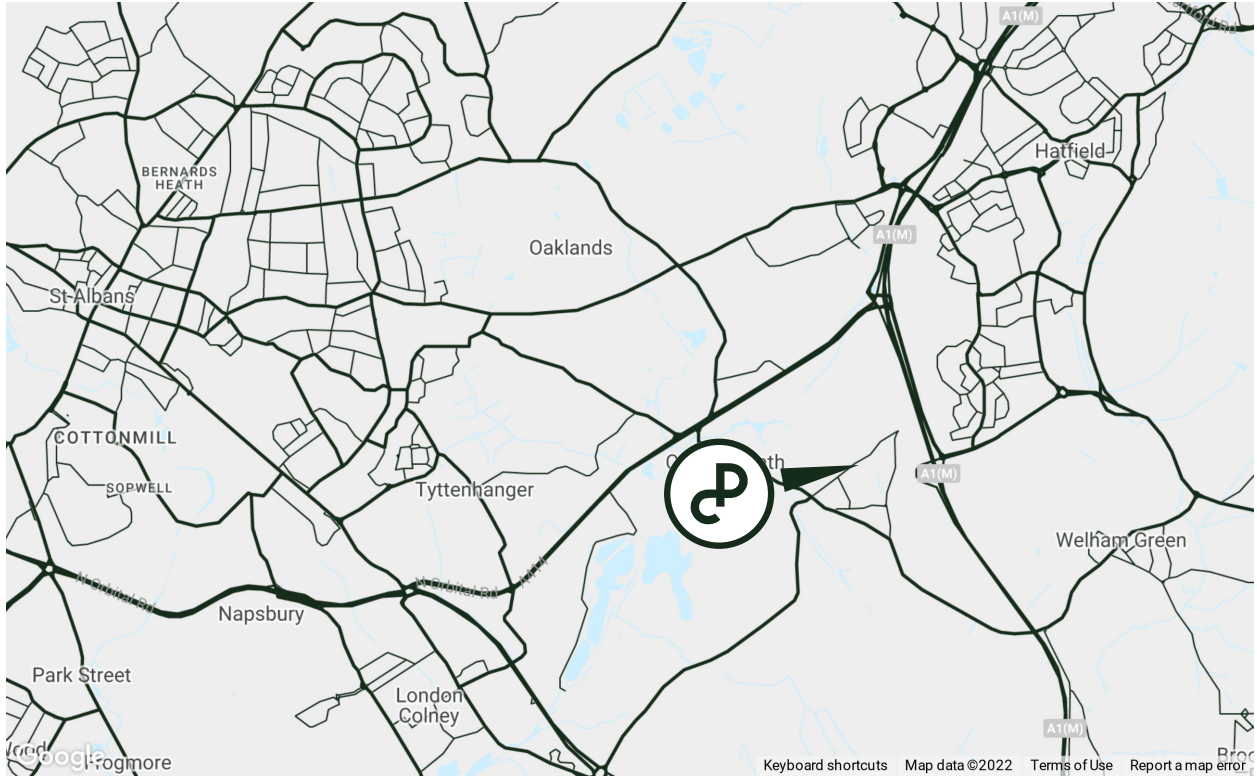
- Contemporary brushed chrome electrical sockets and switches • TV and data points conveniently located to lounge, family room, study, bedrooms. • USB power sockets in kitchen and bedrooms for device charging • Recessed chrome LED downlights to ground floor, landing, dressing rooms and en-suites.

Plumbing and heating

- Mains gas fired central heating and hot water system • Underfloor zoned heating to ground floor • Thermostatically controlled radiators to upper floor

**specification subject to change due to availability.*

Location



Established in 2010 Oak Developments specialise in bespoke developments with high specification properties.

With each development, Oak Developments seek to enhance the built environment by constructing attractively designed homes which complement their surroundings, maintaining the highest levels of workmanship and quality building materials.

For further information or to register your interest, contact Oliver & Akers Estate Agents.

oliverandakers.com

01727 580085



Estate Agency with a personal touch!

Disclaimer: Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and the developer reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by the developer and referred to in the contract. Computer generated images are indicative only. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative and are subject to change before completion.

