



Azalea Close, London Colney

**STRUTT & PARKER**  
BNP PARIBAS GROUP 

## 53 Azalea Close London Colney AL2 1UA

A modern detached home located in a prestigious gated development in a sought-after village close to local and city amenities

A414 (North Orbital Road) 1.0 mile,  
M25 (Jct. 22) 2.4 miles, Park Street  
station 2.6 miles (London Euston  
39 minutes), St. Albans and City  
station 3.0 miles (London St. Pancras  
International 19 minutes), M1 (Jct. 6)  
5.2 miles, London Luton Airport 15.9  
miles, London Heathrow Airport 26.6  
miles, London Stansted Airport 35.0  
miles

Storm porch | Reception hall | Sitting  
room | Family room | Dining room  
Kitchen/breakfast room | Cloakroom  
4 Bedrooms | 2 Bathrooms | Garden  
Double garage | EPC rating D

53 Azalea Close is an attractive red brick family home offering light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space maximising the stunning views over neighbouring Napsbury Park and featuring a wealth of wooden flooring throughout, the ground

floor accommodation flows from a welcoming reception hall with useful storage and cloakroom. It briefly comprises a spacious sitting room with feature fireplace and two sets of French doors to the terrace, a well-proportioned family room and a generous dining room with front aspect bay. The ground floor accommodation is completed by a spacious kitchen/breakfast room with a range of wall and base units, modern integrated appliances, space for a good-sized table for more informal meals and a door to the side aspect.

On the first floor the property provides a generous front aspect principal bedroom with built-in storage, French doors to a private Juliet balcony and modern en suite shower room, three further well-proportioned bedrooms, all with built-in storage, and a modern family bathroom.





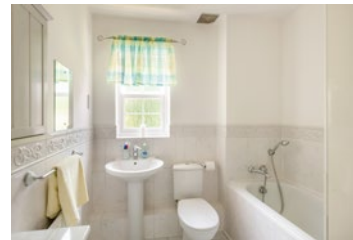
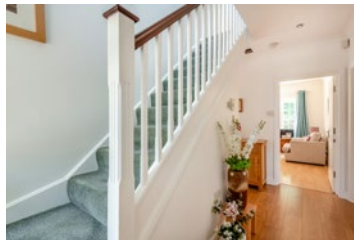
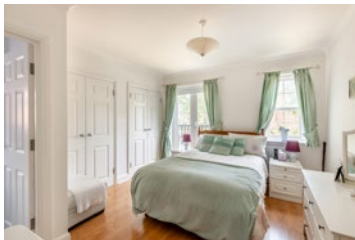


## Outside

Set in the prestigious gated Napsbury Park development within a listed historic park and garden and having plenty of kerb appeal, the property is approached over a tarmac side driveway providing private parking and giving access to the link-attached double garage. The well-maintained garden is laid mainly to level lawn bordered by well-stocked flowerbeds and features a large wraparound paved terrace with covered seating area, ideal for entertaining and al fresco dining..

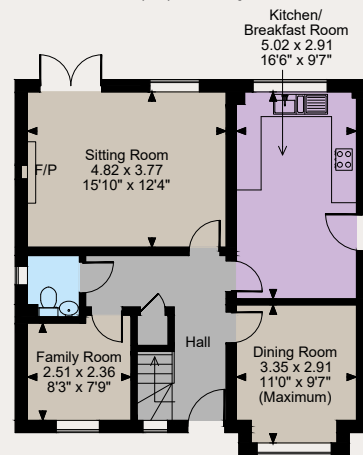
## Location

The historic village of London Colney considered a satellite village of St. Albans given its easily commutable distance to the city centre, offers a good selection of day-to-day amenities and primary schooling together with regular bus services into St. Albans city centre. The village has plenty for the outdoor enthusiast to enjoy: the property is situated within the Grade II Listed historic parkland of Napsbury Park, with excellent communication links to the North Orbital road, M25 and M1. Park Street station offers direct links to Watford and on to London Euston and St. Albans City station has regular services to London St. Pancras International in less than 20 minutes. Schooling includes Cunningham Hill Infant and Junior Schools, Beaumont School and Loreto College.

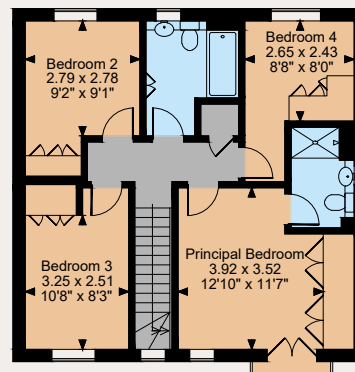




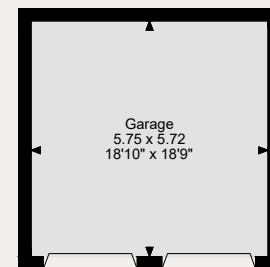
Floorplans  
House internal area 1,364 sq ft (127 sq m)  
Garage internal area 354 sq ft (127 sq m)  
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

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## General

**Local Authority:** St Albans City and District Council

**Services:** Mains gas, electricity, water and drainage. Gas-fired central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £950,000

## St Albans

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