



54 Bullens Green Lane
Colney Heath, St Albans

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A well-presented, light-filled, detached village home with open countryside on the doorstep

Featuring 20th century character combined with modern, interior styling, the house has well-proportioned accommodation across two levels. A generous, west-facing, rear garden has a multi-purpose timber outbuilding at the far margin, and there is easy access to local amenities, the natural beauty of Colney Heath Common and excellent communication links.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY



GARDEN



FREEHOLD



VILLAGE



2,077 SQ FT



**£900,000
GUIDE PRICE**



The property

With an appealing façade, featuring light cream elevations and bay windows, this versatile property provides a bright and airy family home with sociable reception areas and four bedrooms of similar dimensions.

A central porch at the entrance provides a welcoming and practical threshold with space for storage of outdoor wear. The hallway gives access to a formal dining room which is filled with natural light and offers the perfect setting for gatherings of family and friends. Glazed, bi-folding doors lead through to the adjoining kitchen affording easy convenience and the option to close-off the room for cosy entertaining away from the preparation zone. Fitted with sleek, white, contemporary cabinetry, the kitchen has stone composite work surfaces and a large concertina window providing an airy room with simple refreshment transfer to the covered patio outside. The inside to outside living environment continues in the sitting room, where folding doors offer a seamless link to the rear garden. This triple aspect relaxation zone is

centred around a modern, free-standing stove and provides a generous reception space for down-time. The ground floor accommodation is completed by a useful utility room with external door and a tucked-away cloakroom facility.

The stairway rises from the reception hall giving access to the first floor which comprises four bedrooms and a modern family bathroom. The principal room enjoys the easterly aspect with the large bay window allowing light to flood inside, and an en suite is hidden behind a wall of decorative panelling. Additional accommodation is provided in a large weatherboarded outbuilding with kitchen/bar area and workshop, which offers multi-use opportunities including a games room, studio or excellent work from home environment.



Outside

A low-level brick wall forms at boundary at the frontage, where planted beds are inset between pavers and vehicular access is gained onto hardstanding to provide parking for several cars. The rear garden offers an interesting outside environment with partition created by a timber pergola and a length of trellising which frame designated zones, whilst a pathway allows a journey through the plot. There is a covered terrace adjoining the back of the house with opportunities for outdoor dining and steps leading down to a further patio with adjoining summer house. An area, laid to lawn, is perfect for children's play and is bordered by mature beds. Additional paving surrounds a pond and raised veg beds and fruit trees at the end of the garden, alongside the versatile timber outbuilding.

Location

The property is located in the village of Colney Heath, to the south-east of the historic city of St Albans. The village offers a range of everyday amenities including a local shop, public house and village hall, a primary school and surrounding countryside walks. The nearby city of St Albans provides a comprehensive range of shopping and leisure facilities, cafés, restaurants and well-regarded schooling, as well as the open green spaces of Verulamium Park and the historic Cathedral and Abbey. For commuters, mainline rail services are available from St Albans City station with fast services to London St Pancras International (from approximately 19 minutes) and onward connections across London and beyond. Road users benefit from convenient access to the M25, M1 and A1(M), while London Luton, Heathrow and Stansted airports are all within easy reach.



Distances

- Welwyn Garden City 4.4 miles
- Hatfield 4.4 miles
- St. Albans 5.8 miles
- Hemel Hempstead 12 miles
- Harpenden 10.5 miles

Nearby Stations

- St Albans City railway station
- Hatfield railway station
- Welham Green railway station

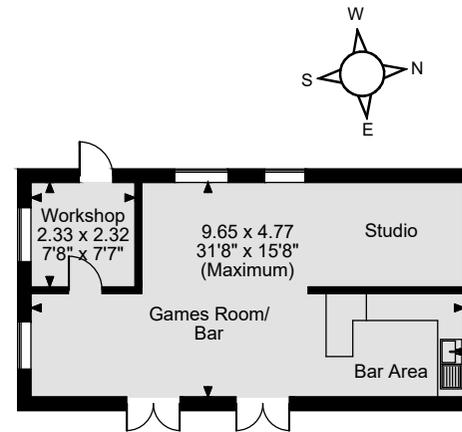
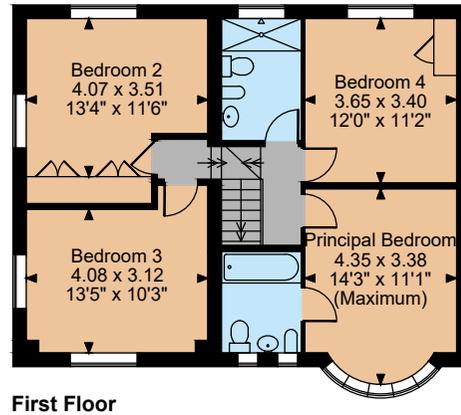
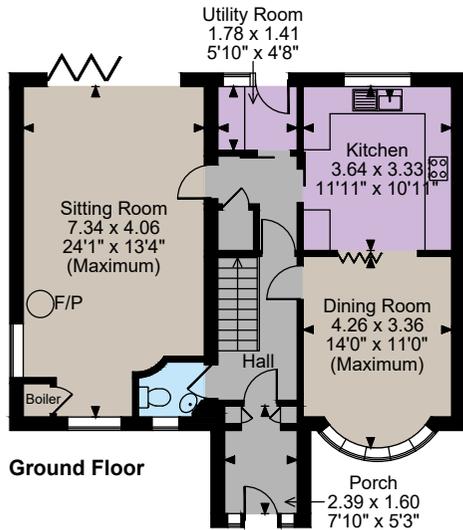
Key Locations

- Verulamium Park
- St. Albans Cathedral
- University of Hertfordshire (Hatfield)
- Knebworth House
- Whipsnade Zoo
- Chilterns National Landscape

Nearby Schools

- Prae Wood Primary School
- St Columba's College
- St Michael's Church of England Voluntary Aided Primary School, St Albans
- The Marlborough Science Academy
- St Albans School
- The Abbey Church of England Voluntary Aided Primary School, St Albans
- St Adrian Roman Catholic Primary School
- St Peter's School
- Mandeville Primary School
- Killigrew Primary and Nursery School
- Loreto College
- Colney Heath Primary School





Floorplans

Main House internal area 1,578 sq ft (147 sq m)
 External Games Room internal area 499 sq ft (46 sq m)
 Total internal area 2,077 sq ft (193 sq m)
 For identification purposes only.

Directions

AL4 OQS
what3words: ///starts.cake.intend - brings you to the property

General

Local Authority: Welwyn Hatfield Borough Council

Services: Mains electricity, gas, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F **EPC Rating:** B

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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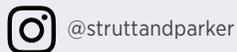
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