

## 41 Rosemary Drive, London Colney

Guide Price £1,050,000

4 3 2



Ref: MS0129

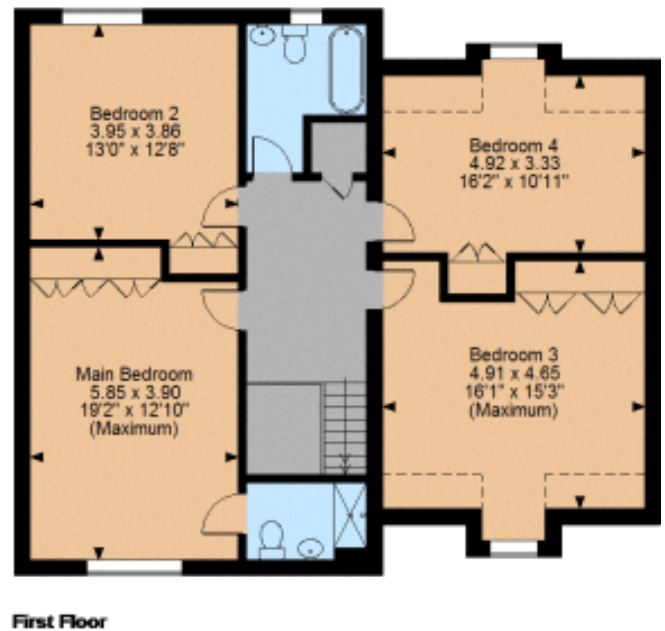
Situated as the final detached residence bordering fields and woodland this impressive family home offers living space exceeding 2,300 sq ft (215 sqm) across two floors. The property holds potential for further expansion into its loft space, subject to planning permission.

Napsbury Park presents an exceptional lifestyle opportunity, featuring tennis courts, cricket and sports fields, a dedicated sports pavilion, and a network of woodland walking trails. This prestigious development combines the prestige of St Albans living with a peaceful setting away from city congestion.

The location offers connectivity via the M25, M1, and A414 road networks, while providing easy access to well-regarded schools and local amenities.

- 4 Real Double Bedrooms
- 2 Bathrooms plus Guest WC
- 2 Separate Living Rooms
- Separate fitted Kitchen Diner
- Impressive galleried entrance hallway and landing
- Over 2,300 SQ FT (215 SQM) internal living space
- Double Garage Plus Additional 4 Spaces on Driveway
- Garage and Loft Could be Re Developed (STPP)
- Close to M25 & A414
- Amazing Woodland Setting and Last Property in the Road

**Rosemary Drive, London Colney**  
 Main House internal area 2,028 sq ft (188 sq m)  
 Garage internal area 286 sq ft (27 sq m)  
 Total internal area 2,314 sq ft (215 sq m)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8285425/TML