

Beningfield Drive  
London Colney, Hertfordshire, AL2 1UJ  
Price £925,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 3 | Receptions 2







3 Beningfield Drive  
London Colney, Hertfordshire  
AL2 1UJ



A large detached house situated in the popular Napsbury Park development overlooking green space. This four-bedroom house is in immaculate decorative order throughout and offers excellent bright and spacious family accommodation. The lovely tiled entrance hall leads through to a large reception room which open onto the TV room/dining room, a large kitchen breakfast room with doors opening to the rear garden, a utility room and guest cloakroom. The first floor comprises a master bedroom with en-suite shower room, a further bedroom with en-suite shower room, two double bedrooms and a family bathroom. Externally is a lovely, mature south facing garden, an integral garage and off-street parking.

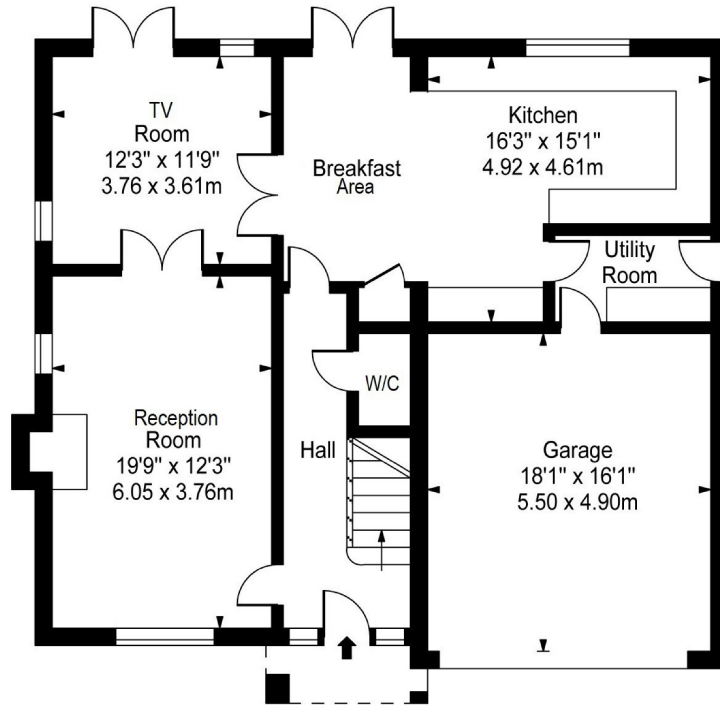
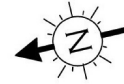
#### Location:

Napsbury Park is a modern development with an exclusive arrangement of luxury housing positioned within approximately 75 acres of mature grounds and parkland. Popular with families Napsbury Park is within easy access of a variety of amenities, including schools, shopping (including Colney Fields with Marks & Spencer, Next and Sainsburys), transport links, (M25, A1(M) and St Albans).

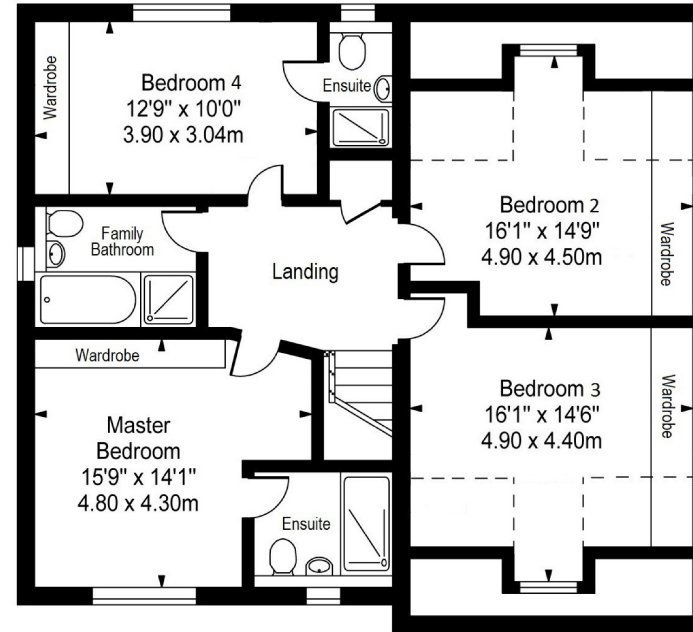
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Ground Floor



First Floor

**BENINGFIELD DRIVE, LONDON COLNEY, AL2**  
Approx. Gross Internal Area 2351 Sq Ft - 218.38 Sq M  
(Including Garage)

For Illustration Purposes Only - Not To Scale Floor Plan by www.premprop.co.uk Ref: No. 32789  
This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
73	81		70	78	
England & Wales			England & Wales		

**DISCLAIMER:**

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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