



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



This DELIGHTFUL VICTORIAN PROPERTY simply OZZES CHARM and is PACKED WITH PERIOD FEATURES! Lovingly RENOVATED THROUGHOUT, this super home boasts THREE BEDROOMS, THREE BATHROOMS and a VERSATILE GARDEN OFFICE! Ideally situated within walking distance of local shops, schools and amenities this home also benefits from GREAT ROAD AND TRANSPORT LINKS.

- **Charming Character Home**
- **Three Bedrooms**
- **Three Bathrooms**
- **Two Receptions**
- **Period Features**
- **Home Office**
- **Central Location**
- **Transport Links**

Asking price of £499,950 **Freehold**

High Street, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Lounge 12'6" x 11'2" (3.81m x 3.40m)

Dining Room 13'5" x 11'2" (4.09m x 3.40m)

Kitchen 11'8" x 5'8" (3.56m x 1.73m)

Ground Floor Bathroom

Stairs to First Floor

First Floor Landing

Bedroom Two 12'6" x 11'2" (3.81m x 3.40m)

Bedroom Three 11'10" x 6'7" (3.61m x 2.01m)

Second Floor Bathroom 7'3" x 7'2" (2.21m x 2.18m)

Stairs to Second Floor

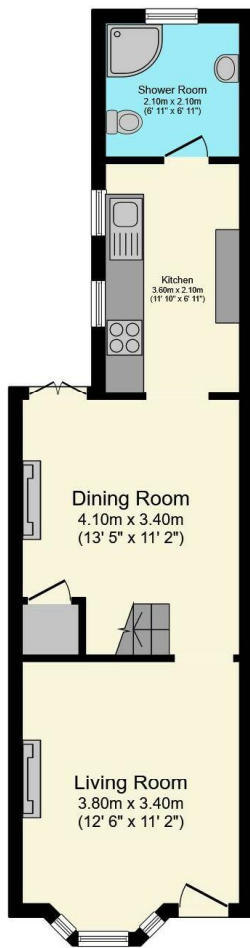
Master Bedroom 12'10" x 10'10" (3.91m x 3.30m)

Exterior

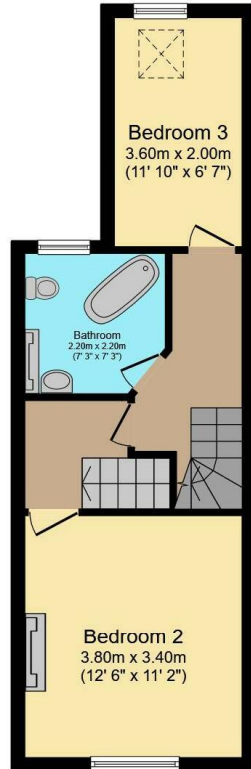
Rear Garden

Home Office/ Studio 10'6" x 8'6" (3.20m x 2.59m)

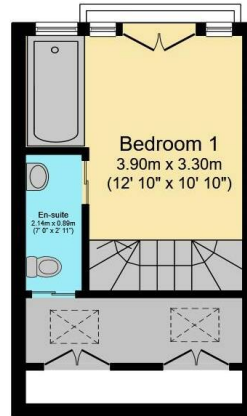




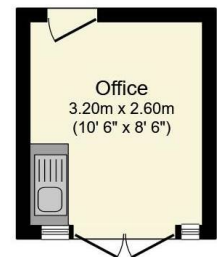
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 100.3 sq.m. (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.