

OLIVER
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Estate Agency with a personal touch!

Farm Crescent, Napsbury Park, London Colney, Herts, AL2



Set within this 'EXCLUSIVE' development, a FOUR bedroom detached FAMILY HOME with TWO reception rooms. Ideally located with all of London Colneys amenities within a short drive, also superb countryside walks on your doorstep. Available SEPTEMBER!!

- Lounge
- Dining Room
- Kitchen/Diner
- Utility & Guest WC
- Four Bedrooms
- Two Bathrooms
- Garage & Driveway
- Front & Rear Gardens

£TBC Per Calendar Month

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 18'2" x 10'11" (5.54m x 3.33m)

Dining Room 12'0" x 9'7" (3.66m x 2.92m)

Kitchen/ Breakfast Room 16'1" x 9'3" (4.90m x 2.82m)

Utility Room 6'1" x 5'3" (1.85m x 1.60m)

Stairs to First Floor

Landing

Bedroom One 16'4" x 13'3" (4.98m x 4.04m)

En-Suite to Master

Bedroom Two 14'10" x 12'9" (4.52m x 3.89m)

Bedroom Three 12'8" x 9'9" (3.86m x 2.97m)

Bedroom Four 11'10" x 8'10" (3.61m x 2.69m)

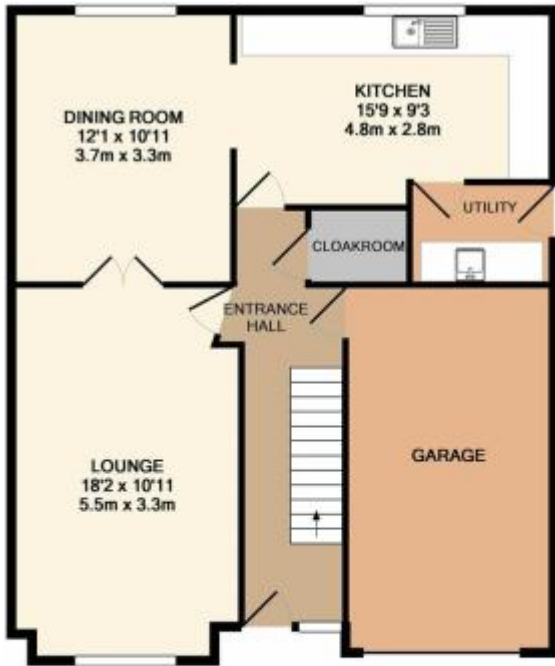
Family Bathroom

Exterior

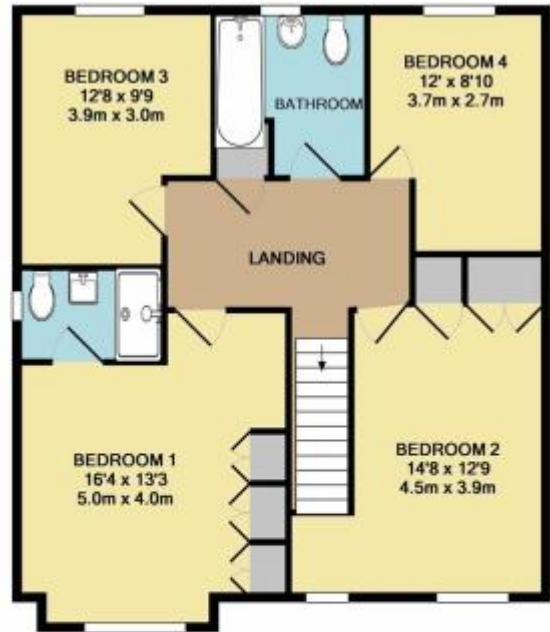
Rear Garden

Front Garden

Garage and Parking



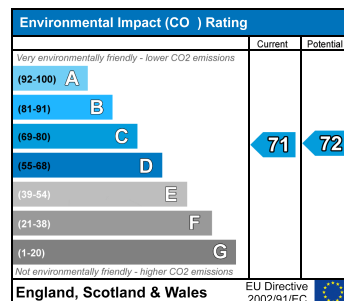
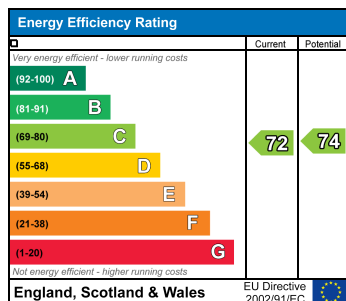
GROUND FLOOR
APPROX. FLOOR
AREA 838 SQ.FT.
(77.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1603 SQ.FT. (148.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. It is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.