



OLIVER

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Estate Agency with a personal touch!

Jubilee Avenue, London Colney, St Albans, Herts, AL2



RARELY AVAILABLE! This **THREE BEDROOM DETACHED HOME** is **IDEALLY SITUATED** in the **HEART OF LONDON COLNEY VILLAGE**. With local, schools, shops, amenities and places of worship all within easy walking distance and **GREAT ROAD AND TRANSPORT LINKS**, this **SPACIOUS** home also benefits from a **GARAGE** and wrap-a-round garden.

- **Detached Home**
- **Three Double Bedrooms**
- **Kitchen/Breakfast Room**
- **Guest WC**
- **Garage**
- **Close to Amenities**
- **Transport Links**
- **Chain Free**

£550,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 16'0" x 12'5" (4.88m x 3.78m)

Dining Area 10'11" x 8'7" (3.33m x 2.62m)

Kitchen 10'11" x 9'1" (3.33m x 2.77m)

Stairs to First Floor

Bedroom One 12'5" x 10'9" (3.78m x 3.28m)

Bedroom Two 10'11" x 9'7" (3.33m x 2.92m)

Bedroom Three 11'11" x 8'2" (3.63m x 2.49m)

Family Bathroom

Exterior

Garden

Garage and Parking



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		
(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	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.