



OLIVER

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Estate Agency with a personal touch!

Caledon Road, London Colney, Herts, AL2



This **SPACIOUS THREE DOUBLE BEDROOM** family home is situated in the heart of London Colney village with easy access to local shops, schools and amenities. Boasting a **GENEROUS REAR GARDEN**, this property offers **FANTASTIC POTENTIAL TO EXTEND** (subject to pp)

- **Three Bedrooms**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Generous Rear Garden**
- **Potential to Extend**
- **Useful Outbuildings**
- **Close to Amenities**

£475,000 Freehold

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Accommodation Comprises

Entrance Porch

Front porch with glazed double doors, light, further glazed front door into the...

Entrance Hall

Lounge **14'7" x 11'5" (4.45m x 3.48m)**

Kitchen **11'10" x 10'0" (3.61m x 3.05m)**

Dining Room **10'0" x 9'2" (3.05m x 2.79m)**

Side Passageway

Storage /Larder Cupboard

Separate WC

Stairs to first floor

Landing

Bedroom One **13'0" x 11'5" (3.96m x 3.48m)**

Bedroom Two **17'0" x 8'10" (5.18m x 2.69m)**

Bedroom Three **13'10" x 7'5" (4.22m x 2.26m)**

Bathroom

Exterior

Rear Garden

Front Garden



Ground Floor



First Floor



This floor plan is intended as a guide to layout and is for identification purposes only, it is not to scale and any measurements should not be relied upon, Plan produced using PlanUp.

Energy Efficiency Rating	
	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	
Current	83
	55
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current	58
	59
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.
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