



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## **Kings Road, London Colney, Herts, AL2**



This **THREE BEDROOM FAMILY HOME** IS situated in the heart of London Colney, with easy access to local shops, schools, amenities and great transport links. Benefitting from **OFF STREET PARKING** for 2 cars, this property is offered **CHAIN FREE!**

- **Three Bedrooms**
- **Two Two Reception Rooms**
- **Kitchen/ Breakfast Room**
- **Secluded Rear Garden**
- **Off Street Parking**
- **Close to Amenities**
- **Road/ Transport Links**
- **Chain Free!**

**£425,000 Freehold**

# Kings Road, London Colney, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Lounge 12'5" x 12'2" (3.78m x 3.71m)

Kitchen/ Breakfast Room 18'1" x 11'1" (5.51m x 3.38m)

Conservatory 11'0" x 10'11" (3.35m x 3.33m)

### Stsairs to First Floor

### Landing

Bedroom One 12'0" x 11'9" (3.66m x 3.58m)

Bedroom Two 11'11" x 11'1" (3.63m x 3.38m)

Bedroom Three 9'8" x 6'2" (2.95m x 1.88m)

### Bathroom

### Exterior

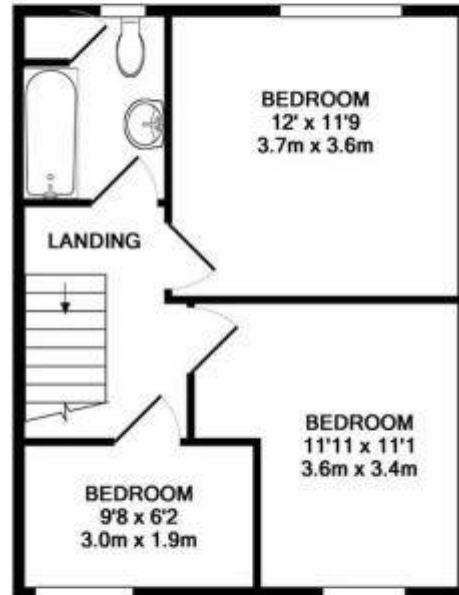
### Rear Garden

### Front Garden & Parking





GROUND FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 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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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**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.