



**OLIVER  
& AKERS**

*Estate Agency with a personal touch!*



**Broadlake Close, London Colney, St Albans, Herts, AL2**



Situated in a **PRETTY CUL DE SAC** within an easy walk of local shops, schools and amenities, this **THREE BEDROOM** link detached home **HAS FANTASTIC POTENTIAL!** With scope to add a **DOUBLE STOREY EXTENSION** (subject to PP) and with **GREAT ROAD AND BUS LINKS**, this home **MUST BE VIEWED!**

- **Link Detached**
- **Potential to Extend**
- **Three Bedrooms**
- **Two Receptions**
- **Large Lounge**
- **Large Kitchen**
- **Off Street parking**
- **Great Location**

**Keen to sell £435,000 Freehold**

# Broadlake Close, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

Outside coach light, Glazed front door into the-

### Entrance Porch

Alarm panel, Ceiling light Point, Ceramic floor tiles, Glazed multi-pane door into .....

### Lounge 15'7" x 13'3" (4.75m x 4.04m)

Window to the front, TV point, Coved ceiling, Ceiling light point, Understairs cupboard, Double and single radiators, Telephone point, Wood effect flooring, Door into....

### Kitchen / Dining Room 15'6" x 9'7" (4.72m x 2.92m)

Ceramic tiled floor, Range of fitted wall and base units, Stainless steel handles, Part tiled walls, Radiator, Stainless steel single drainer sink unit with mixer taps, Wall mounted central heating boiler, Plumbing for a washing machine, Window to the rear and stable type door to the rear garden, Plenty of room for a table and chairs.

### Reception Room/ Playroom/ Bedroom Four 15'10" x 7'9" (4.83m x 2.36m)

Window to the front and double glazed sliding patio doors to the rear garden, Hatch into a loft storage area, TV aerial socket, coved ceiling, Tiled fireplace and hearth with fitted gas fire.

### First Floor Landing

Built-in airing cupboard with the alarm control box, hatch into the loft, all pine panelled doors leading off.

### Bedroom One 12'9" x 9'4" (3.89m x 2.84m)

Window to the front, Ceiling light point, Radiator, Coved ceiling, TV point, Wooden floorboards.

### Bedroom Two 12'1" x 9'5" (3.68m x 2.87m)

Window to the rear, Ceiling light point, Radiator, Fitted carpet

### Bedroom Three 7'6" x 5'10" (2.29m x 1.78m)

Window to the front, Ceiling light point, Radiator, Fitted carpet.

### Family Bathroom

Frosted window to the rear, Panelled bath with shower attachment, Pedestal wash hand basin, Low level WC, Radiator, Part tiled walls.

## Exterior

### Front Garden and Parking

Block paved path and front garden with lawn and flower borders. Drive providing space for 2 cars. Side gate to rear garden.

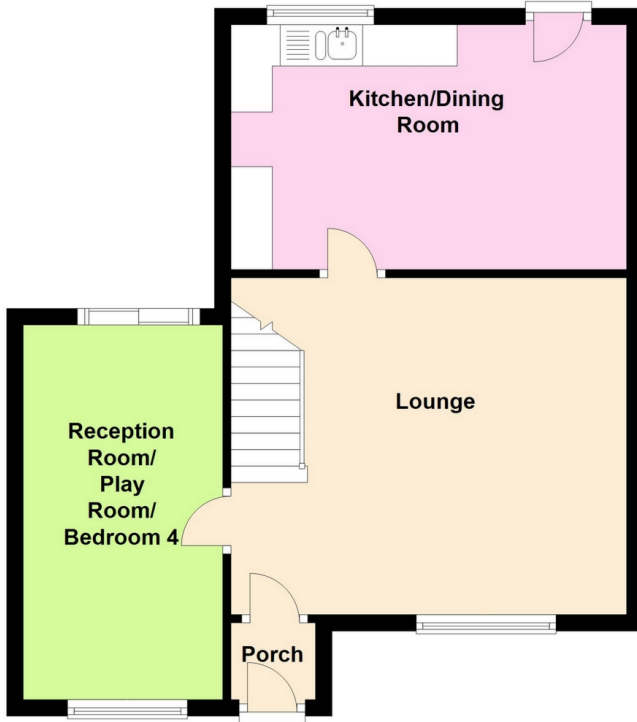
### Rear Garden

50ft (approx) secluded rear garden, Mainly laid to lawn, Patio, Mature fruit trees.

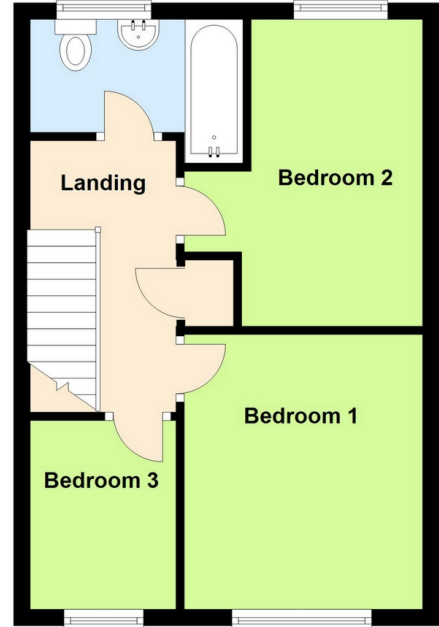




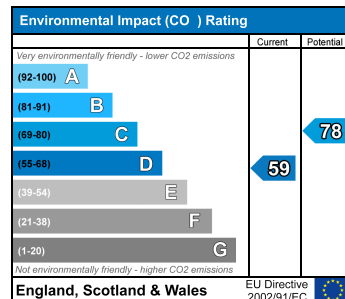
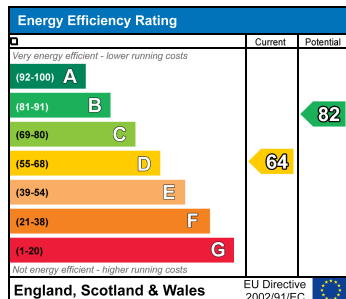
**Ground Floor**



**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.



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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.