



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



Situated in a **POPULAR LOCATION** within easy reach of London Colneys shops, schools and amenities this **STUNNING PROPERTY** has been **TASTEFULLY EXTENDED** to a **VERY HIGH SPECIFICATION** and offers **EXCELLENT LIVING ACCOMMODATION**. With off street parking for 2 cars, this property **MUST BE SEEN!**

- **Three Bedrooms**
- **Large Hi-Spec Kitchen**
- **Generous Lounge/ Diner**
- **Utility Room**
- **Guest Cloakroom**
- **Under Floor Heating**
- **Off Street Parking**
- **Must be Seen!**

Guide Price £499,950 **Freehold**

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

Accommodation Comprises

Part glazed front door to.....

Entrance Hall

Inset ceiling spotlights, Wood effect flooring with under floor heating, Stairs to first floor, Doors to...

Lounge/ Diner 23'4" x 11'3" (7.11m x 3.43m)

Sliding door from hall, Double glazed window to front, Inset ceiling spotlights, Recess with TV point, Fireplace with wood burning stove, Wood effect flooring with under floor heating, Opens to kitchen.

Kitchen 17'3" x 11'3" (5.26m x 3.43m)

Stunning High spec kitchen. Skylight with remote control blind, Bi-fold doors to rear garden, LED lighting, Range of fitted wall and base units, Built in oven and microwave, Central island with hob and breakfast bar, Built in dishwasher, Space for fridge/ freezer, Wood effect flooring with under floor heating.

Utility Room

Generous utility room, Plumbing for wash/drier, Shelving, Power points, Central heating boiler, Wood effect flooring with under floor heating.

Guest WC

Window to side, Inset ceiling spotlight, Partly tiled walls, Low level WC, Wash hand basin with storage below, Wood effect flooring with under floor heating.

Stairs to First Floor

Fitted carpet.

First Floor Landing

Ceiling light point, Access to loft. Fitted carpet, Doors to...

Bedroom One 11'9" x 11'2" (3.58m x 3.40m)

Double glazed window to front, Inset ceiling spotlights, Fitted wardrobes spanning one wall, Radiator, Fitted carpet.

Bedroom Two 11'1" x 9'8" (3.38m x 2.95m)

Double glazed window to rear, Inset ceiling spotlights, Fitted wardrobes spanning one wall, Radiator, Fitted carpet.

Bedroom Three 8'7" x 6'8" (2.62m x 2.03m)

Wider than average third bedroom, Double glazed window to front, Ceiling light point, Radiator, Fitted carpet.

Bathroom

Double glazed window to rear, Panel enclosed bath with hand held shower attachment, Seperate show cubicle with power shower, Wash hand basin, Low level WC, Heated towel rail, Ceramic floor tiles.

Exterior

Rear Garden

Delightful rear garden, Mainly laid to lawn, Shrub and tree borders, Gated access to side, Timber shed/ Summer house, Paved patio.

Front Garden and Parking

Paved providing off street parking for two cars.





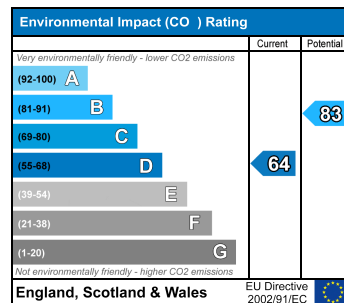
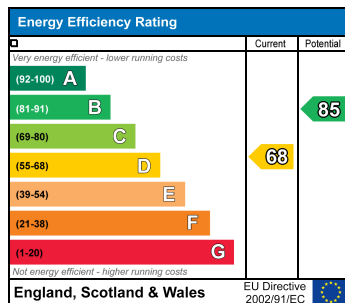
Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.