



OLIVER

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Estate Agency with a personal touch!



Lakeside Place, London Colney, St Albans, Herts, AL2

Situated in a GREAT LOCATION for LAKESIDE WALKS, within easy reach of LOCAL SHOPS and with EXCELLENT ROAD AND TRANSPORT LINKS , this TWO BEDROOM SEMI-DETACHED home is well presented throughout. Benefitting from TWO ALLOCATED PARKING spaces and a SUNNY ASPECT REAR GARDEN, this property MUST BE VIEWED!

- **Semi-Detached**
- **Two Bedrooms**
- **Guest WC**
- **New Bathroom**
- **Sunny Aspect Garden**
- **Two Parking Spaces**
- **Lakeside Walks**
- **Great Road Links**

£375,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 12'2" x 13'2" (3.71m x 4.01m)

Kitchen 7'11" x 6'0" (2.41m x 1.83m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'11" x 10'10" (3.94m x 3.30m)

Bedroom Two 10'3" x 6'5" (3.12m x 1.96m)

Bathroom

Exterior

Rear Garden

Patio area with steps to lawn, storage shed and side gate entrance.

Parking

Two allocated parking spaces



Ground Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



First Floor

Approx. 26.6 sq. metres (285.8 sq. feet)



Total area: approx. 51.5 sq. metres (553.8 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

www.propertytics.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	69	
(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		89
(81-91) B		
(69-80) C		
(55-68) D	73	
(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.