



**OLIVER  
& AKERS**

*Estate Agency with a personal touch!*



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



Situated in the popular "Conservation Area" of London Colney, this **THREE BEDROOM** semi-detached property is very **WELL PRESENTED** and boasts a **SECLUDED REAR GARDEN** and **OFF STREET PARKING** for **THREE CARS**! Ideally situated for all local amenities and with **EXCELLENT** road and bus links, this property **MUST BE VIEWED**!

- **Semi-Detached**
- **Three Car Parking Spaces!**
- **Three Bedrooms**
- **Sunny Aspect Garden**
- **Two Receptions**
- **Great Location!**
- **Guest WC**
- **Well Presented**

**£419,950 Freehold**

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

## Accommodation Comprises

Steps up to tiled canopy porch, Handrail, Outside light, UPVC Double glazed door to.....

## Entrance Hall

Fuse box, Radiator, Coved ceiling, Ceiling light point, Multi paned door to lounge.

## Guest WC

Frosted double glazed window to front, Pedestal wash hand basin, Low level WC, Radiator, Half tiled walls, Fitted carpet.

## Lounge 15'5" x 15'2" (4.70m x 4.62m)

Triple glazed window to front, Coved ceiling, Ceiling light point, Double radiator, TV point, Telephone point, Fitted carpet, Arch to dining room, Stairs to first floor.

## Dining Room 9'6" x 7'7" (2.90m x 2.31m)

Coved ceiling, Ceiling light point, Radiator, Sliding patio door to rear garden ,Fitted carpet, Door to kitchen.

## Kitchen 10'7" x 7'3" (3.23m x 2.21m)

Double glazed window to rear aspect, Ceiling light point, Range of fitted wall and base units with complimenting work surfaces, Inset stainless steel sink unit with mixer taps, Recess and plumbing for washing machine, Integrated gas hob with electric oven below, Integrated dish washer, Part tiled walls, Cupboard housing hot water boiler, Wood effect flooring.

## Stairs to First Floor

## First Floor Landing

Double glazed window to side, Coved ceiling, Ceiling light point, Access to part boarded loft, Airing cupboard housing hot water tank, Radiator, Fitted carpet.

## Bedroom One 12'3" x 8'9" (3.73m x 2.67m)

Triple glazed window to rear, Coved Ceiling, Radiator, Fitted wardrobes with central dressing table area, Fitted carpet.

## Bedroom Two 12'0" x 8'9" (3.66m x 2.67m)

Triple glazed windows to front, Coved ceiling, Radiator, Fitted carpet.

## Bedroom Three 8'8" x 6'9" (2.64m x 2.06m)

Triple glazed window to front, Coved ceiling, Radiator, Fitted carpet.

## Family Bathroom

Frosted double glazed window to rear, Low level WC, Panel enclosed bath with shower above , Vanity unit with wash basin, Part tiled walls, Radiator, Ceramic floor tiles.

## Exterior

## Rear Garden

Enclosed rear garden with range of mature shrubs and trees, Mainly laid to lawn, Patio area, Outside light, Access to side.

## Front Garden and Parking

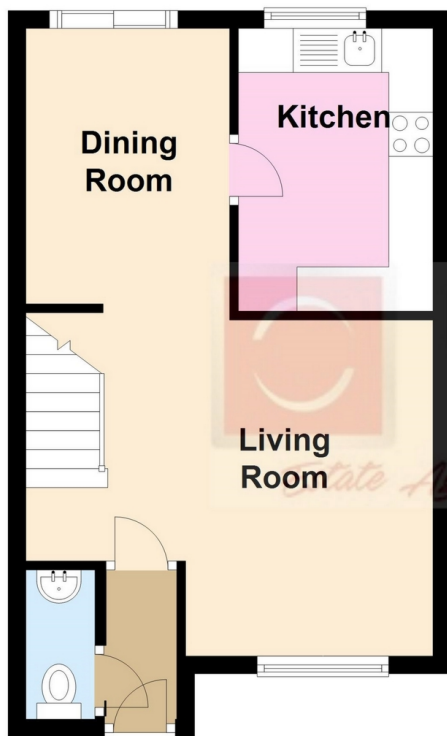
Low maintenance front garden with walled area, Side gate with path to rear garden, Block paved drive with parking for two cars.

## Additional Parking

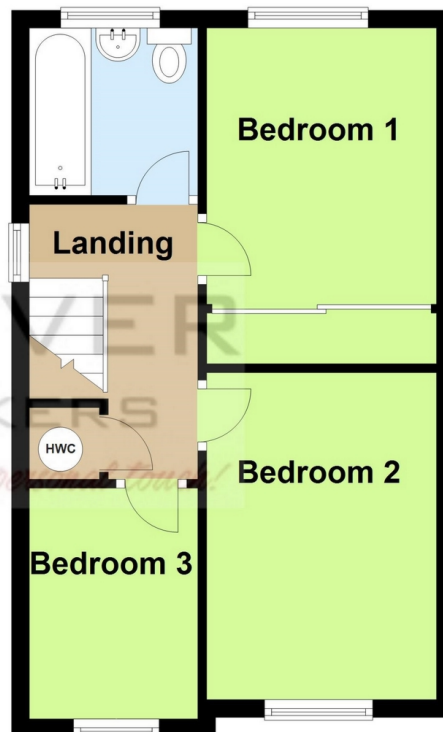
Additional, 3rd parking space to the rear.



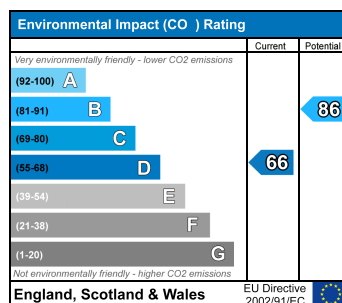
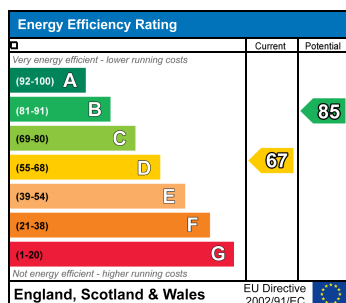
## Ground Floor



## First Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
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.