



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

St Annes Road, London Colney, Herts, AL2



A 'UNIQUE', three bedroom TWO BATHROOM, detached FAMILY HOME. This property has an AMAZING kitchen/Breakfast room as well as many other selling features! Ideally located within easy access of all local amenities, motorway links and countryside walks.

- Lounge
- Dining Area
- Large Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom & En-Suite Shower
- Detached
- Rear Gardens
- Off Street Parking

Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge 20'3" x 15'0" (6.17m x 4.57m) (Into Bay)

Dining Area 14'9" x 9'8" (4.50m x 2.95m)

Kitchen/Breakfast Room 19'8" x 18'10" (5.99m x 5.74m)(Max Points)

Landing

Bedroom One 14'3" x 13'7" (4.34m x 4.14m)(Into Bay)

En-Suite

Bedroom Two 11'5" x 11'1" (3.48m x 3.38m)

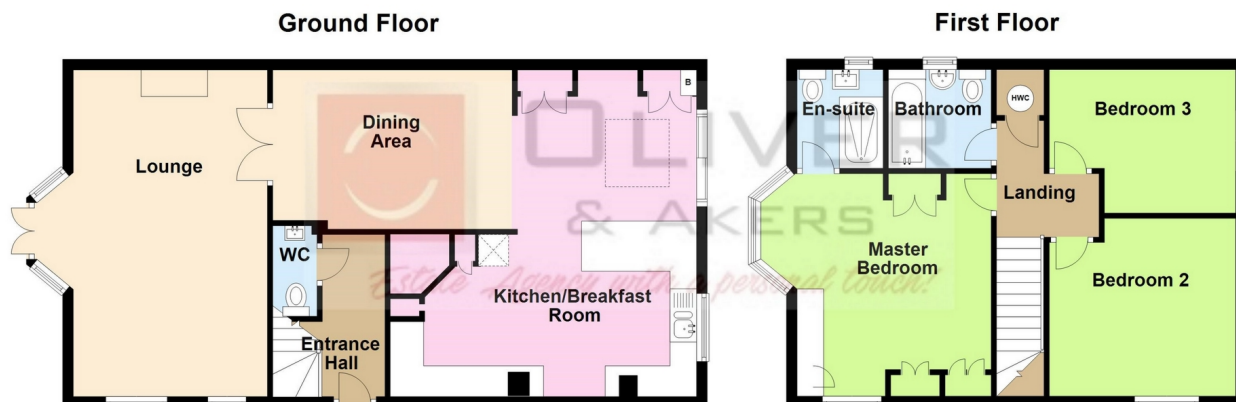
Bedroom Three 11'5" x 8'10" (3.48m x 2.69m)(Max Point)

Family Bathroom

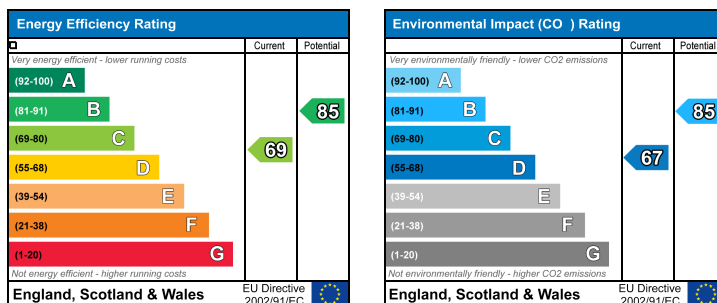
Exterior

Gardens





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

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.