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Estate Agency with a personal touch!

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



This EXTENDED THREE BEDROOM PROPERTY which is IN NEED OF WORK THROUGHOUT is situated in a GREAT LOCATION with easy access to local shops, schools and amenities. With countryside walks around the conservation area on the doorstep and GREAT ROAD AND TRANSPORT LINKS, this house provides an opportunity to create a super family home. Also benefiting from a PRIVATE GARAGE and SECLUDED REAR GARDEN.

- Three Bedrooms
- Extended Ground Floor
- Two Reception Rooms
- Secluded Garden
- Private Garage
- Close to Amenities
- Road/ Transport Links
- Needs Work Throughout

£399,950 Freehold

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

Accommodation Comprises

Entrance Hall

Lounge 15'11" x 15'2" (4.85m x 4.62m)

Dining Room 13'0" x 7'11" (3.96m x 2.41m)

Kitchen 14'1" x 7'11" (4.29m x 2.41m)

Stairs to First Floor

First Floor Landing

Bedroom One 3.94m x 2.84m (12'11" x 9'4")

Bedroom Two 10'10" x 9'4" (3.30m x 2.84m)

Bedroom Three 9'8" x 6'5" (2.95m x 1.96m)

Family Bathroom

Exterior

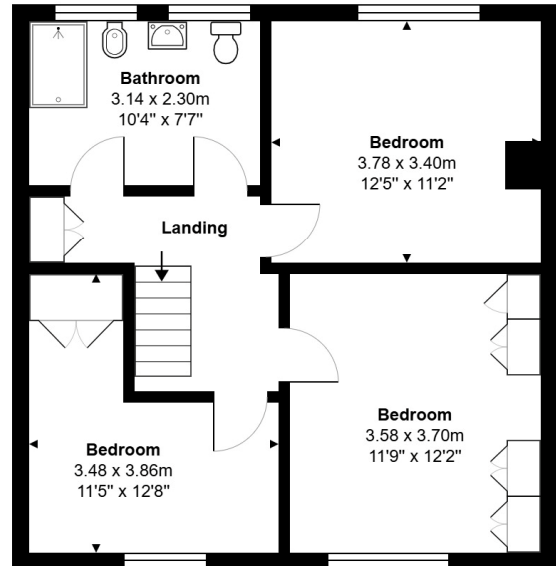
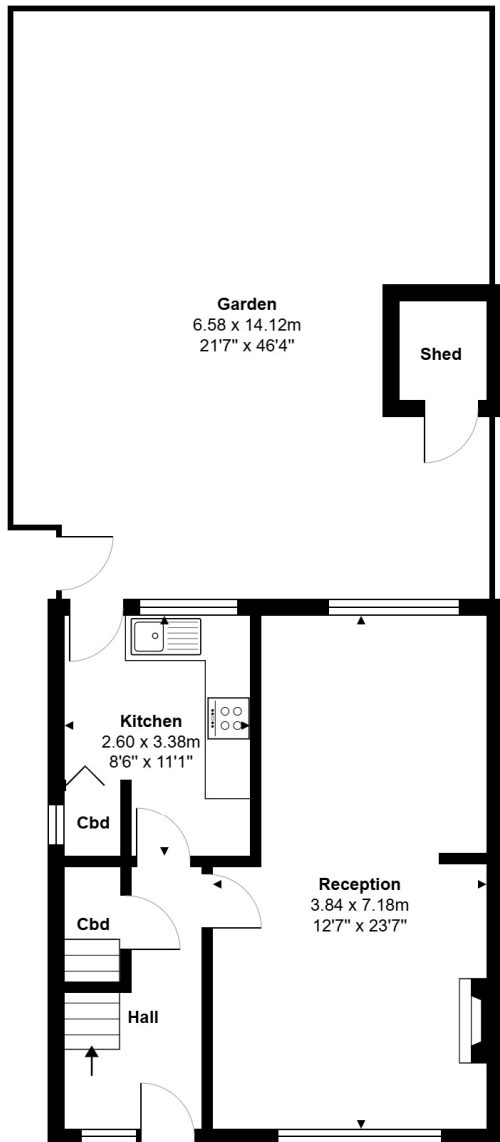
Rear Garden

Rear Garden with gate to garage and parking at rear.

Front Garden

Please note the owner of the neighbouring property has a right to the use of the driveway to the front of the property.





Total Area: 92.6 m² ... 996 ft² (excluding garden)

All measurements are approximate and for display purposes only



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