



OLIVER

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Estate Agency with a personal touch!

Alsop Close, London Colney, St Albans, Herts, AL2



This TWO DOUBLE bedroom terrace house is ideally located for local shops, schools and amenities. Boasting GREAT ROAD AND TRANSPORT LINKS this home is OFFERED CHAIN FREE!

- Two Double Bedrooms
- Modern Kitchen
- Lounge/Diner
- Guest WC
- Parking
- Popular Location
- Great Road Links
- Chain Free!

£395,000 Freehold

Alsop Close, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Guest WC

Kitchen 8'0" x 6'8" (2.44m x 2.03m)

Lounge/Diner 15'1" x 12'8" (4.60m x 3.86m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'7" x 8'1" (3.84m x 2.46m)

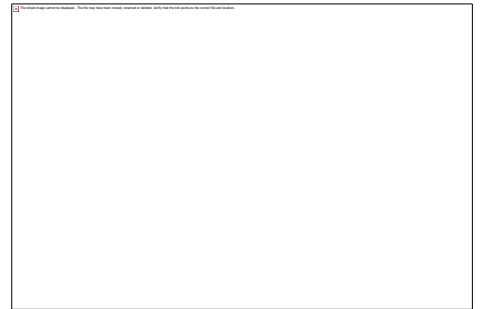
Bedroom Two 12'6" x 8'3" (3.81m x 2.51m)

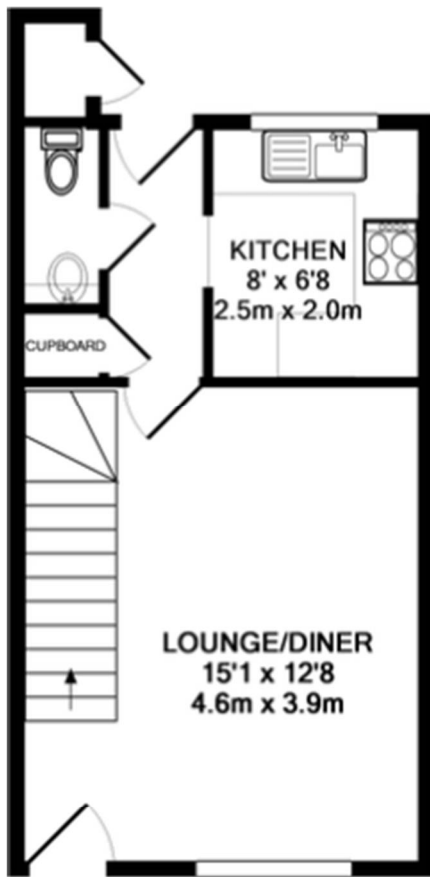
Bathroom

Exterior

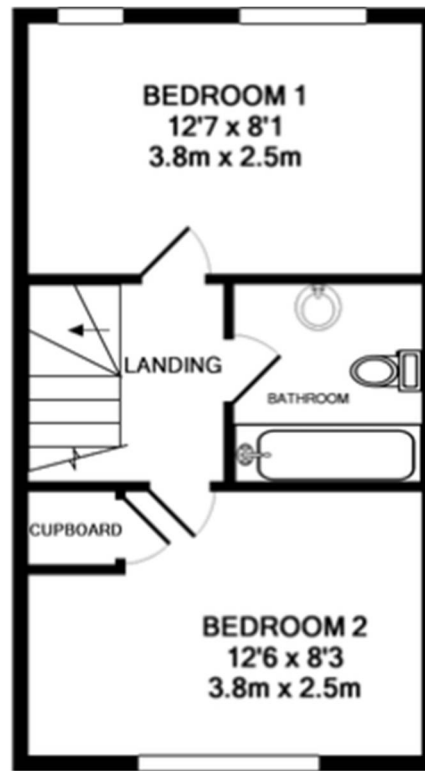
Rear Garden

Front Garden and Parking





GROUND FLOOR
APPROX. FLOOR
AREA 27.8 SQ.M.
(300 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(292 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.9 SQ.M. (591 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating	
	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	
Current	91
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current	
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.