



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



This **THREE BEDROOM SEMI DETACHED** property is situated in a **CENTRAL LOCATION**. Ideally situated for local shops, schools and amenities and with **GREAT ROAD AND TRANSPORT LINKS**. Available **IMMEDIATELY** for a **LONG TERM RENT**.
Call **OLIVER AND AKERS** on 01727 580085 to book your viewing.

- **Three Bedrooms**
- **Two Reception Rooms**
- **Guest Shower Room**
- **Long Garden**
- **Transport Links**
- **Central Location**
- **Long Term Let**
- **Available Now!**

£1,950 per month

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Accommodation Comprises

Entrance Hall

Lounge 14'3" x 11'2" (4.34m x 3.40m)

Dining Room 12'2" x 11'2" (3.71m x 3.40m)

Kitchen 11'7" x 7'9" (3.53m x 2.36m)

Guest WC

Stairs to First Floor

Bedroom One 14'1" x 11'8" (4.29m x 3.56m)

Bedroom Two 12'2" x 8'6" (3.71m x 2.59m)

Bedroom Three 7'9" x 5'9" (2.36m x 1.75m)

Bathroom

Exterior

Rear Garden

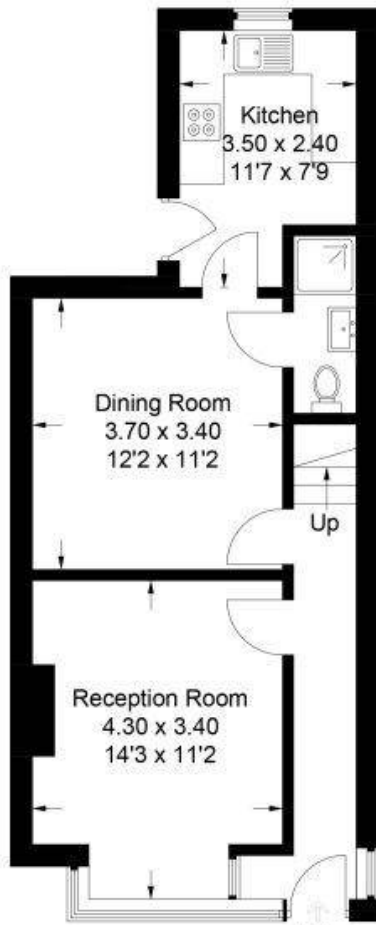
The rental payment includes a regular monthly visit from a gardener to maintain gardens.

Front Garden

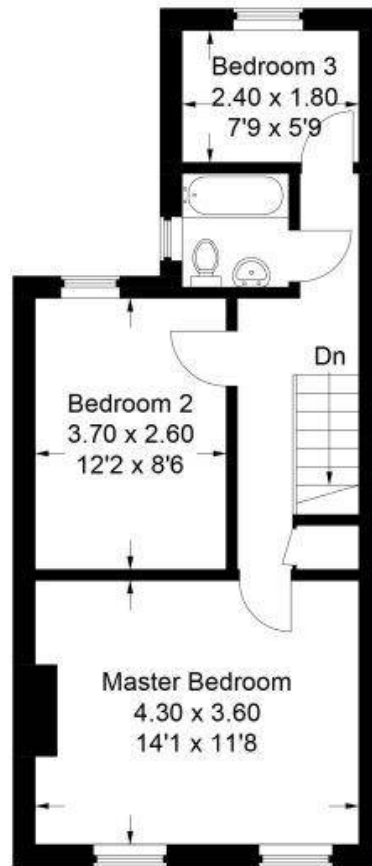


High Street

Approximate Gross Internal Area
 Ground Floor = 46.8 sq m / 504 sq ft
 First Floor = 40.2 sq m / 433 sq ft
 Total = 87 sq m / 937 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Vary 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

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.