



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Morris Way, London Colney, St Albans, Herts, AL2



Located in one of London Colneys MOST SOUGHT AFTER locations!!
This three bedroom semi-detached home has scope and previous plans passed to extend into a larger family home. Offered CHAIN FREE and within walking distance of schools, shops and parks.

- **Semi-Detached**
- **Three Bedrooms**
- **Ground Floor Shower Room**
- **Private Rear Garden**
- **Garage**
- **Great Location!**
- **Off Street Parking**
- **Chain Free!**

£525,000 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Hall

Lounge 16'3" x 11'9" (4.95m x 3.58m)

Kitchen/Breakfast Room 11'9" x 10'8" (3.58m x 3.25m)

Shower Room

WC

Stairs to First Floor

First Floor Landing

Bedroom One 16'3" x 9'9" (4.95m x 2.97m)

Bedroom Two 11'10" x 8'6" (3.61m x 2.59m)

Bedroom Three 8'1" x 7'9" (2.46m x 2.36m)

Exterior

Rear Garden

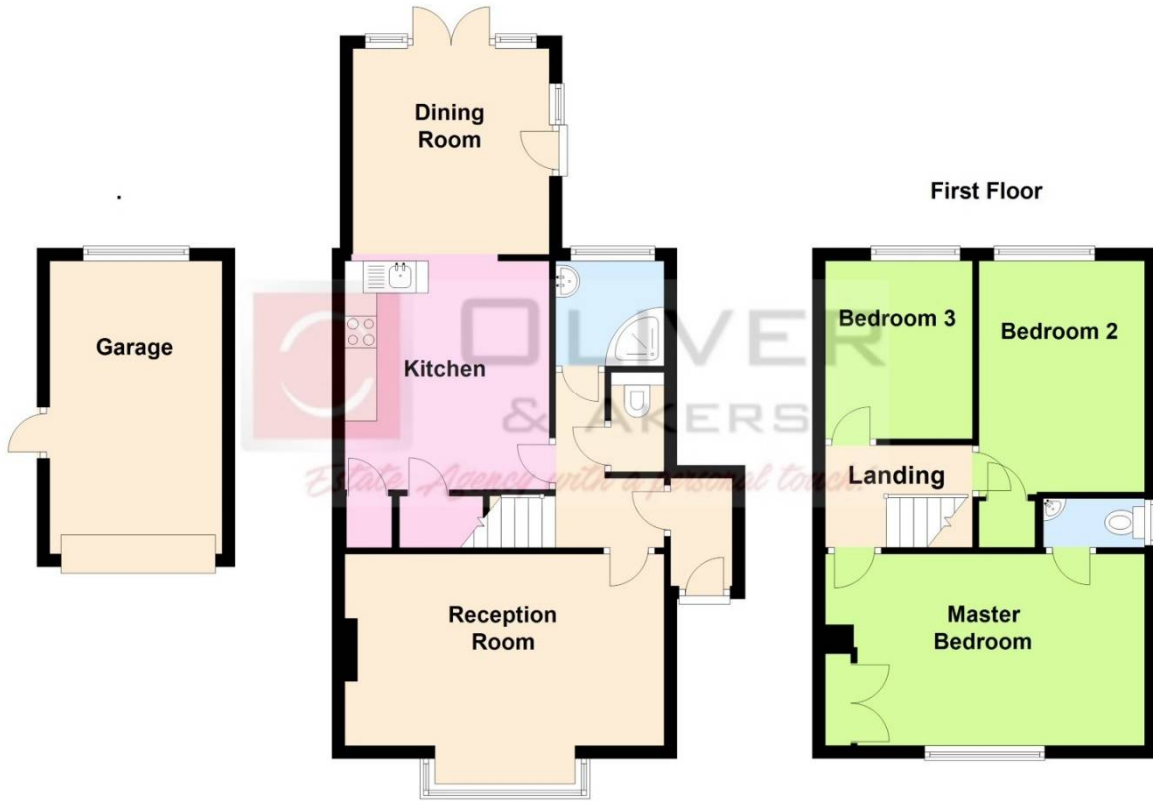
Garage and Parking

Planning Permission

Planning permission granted 4/11/19 reference 5/2019/1744 for a two storey side and rear extension and single storey rear extension following demolition of detached garage



Ground 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 EAVES, unless otherwise indicated. Plan produced using PlanUp.

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		
	60	84
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		
	54	81
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.