



**OLIVER  
& AKERS**

*Estate Agency with a personal touch!*



**White Horse Lane, London Colney, St Albans, Herts, AL2**



Extremely well presented throughout, this **FOUR DOUBLE BEDROOM** property is **WITHIN A SHORT WALK** of **LOCAL SHOPS, SCHOOLS** and **AMENITIES**. Also boasting a **PRIVATE GARAGE** and **PURPOSE BUILT HOME OFFICE** this property is available now for a twelve month let.

- **Four Double Bedrooms**
- **En-Suite to Master**
- **Large Lounge**
- **Modern Kitchen/Diner**
- **Guest WC**
- **Garage**
- **Home Office**
- **Available Now!**

**£2100 per month**

# White Horse Lane, London Colney, St Albans, Herts, AL2

## Entrance Hall

Inset ceiling spotlights, Radiator, Understairs storage cupboard, Wooden effect flooring, Stairs to first floor, Doors to....

## Guest WC

Window to side, Inset ceiling spotlight, Fully tiled walls, Low level WC, Bracket wash hand basin, Ceramic floor tiles.

## Open Plan Living Area 34'4" x 10'10" (10.46m x 3.30m) max points

### Lounge Area

Window to front, Ceiling light point, Radiator, Wood effect flooring, TV point, Opens to dining room.

### Dining Area

Ceiling light point, Radiator, Wood effect flooring, French doors to garden, Opens to Kitchen.

### Kitchen

Window to side, Inset ceiling spotlights, Range of fitted wall and base units with complimenting work surfaces, Integrated dishwasher, Double width oven and hob, American style fridge/freezer, Washing machine, Wood effect flooring.

## Accommodation Comprises

### Stairs to First Floor

### First Floor Landing

Window to side, Ceiling light point, Fitted carpet, Doors to....

### Bedroom Two 19'1" x 10'8" (5.82m x 3.25m) max points

Window to rear, Inset ceiling spotlights, Dressing Area with fitted wardrobes, Radiator, Fitted carpet.

### Bedroom Three 13'0" x 9'9" (3.96m x 2.97m)

Window to rear, Inset ceiling spotlights, Wardrobe, Radiator, Built in shelving/storage, Fitted carpet.

### Bedroom Four 11'1" x 9'0" (3.38m x 2.74m)

Window to front, Inset ceiling spotlights, Built in shelving/storage, Fitted carpet.

### Family Bathroom

Frosted window to front, Ceiling lightpoint, Panel enclosed bath with shower above, Low level WC, Heated towel rail, Cupboard housing boiler, Tiled flooring.

### Stairs to Second Floor

Window to side, Fitted carpet.

### Master Bedroom 15'11" x 10'11" (4.85m x 3.33m)

Windows to front and rear, Built in cupboards spanning one wall, Radiator, TV point, Fitted carpet, Door to en-suite.

### En-Suite Shower Room

Window to front, Walk in shower cubicle with power shower, Low level Wc, Heated towel rail, Pedestal wash hand basin, Ceramic floor tiles.

## Exterior

### Rear Garden

Enclosed rear garden with newly laid patio, Access to garage and to home office.

**Home Office**

Purpose built home office with light, power and hot and cold running water.

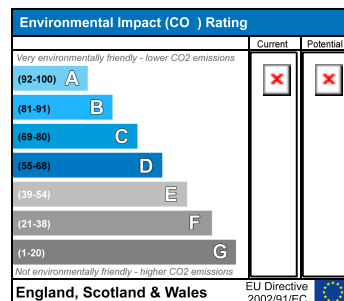
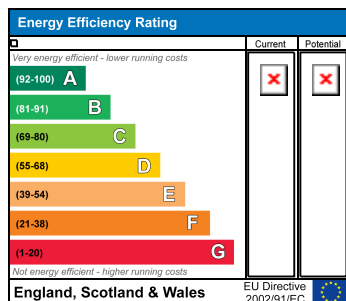
**Garage**

Electric door to garage which has light and power.

**Front Garden & Parking**

Driveway providing parking for two vehicles.





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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. It is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.