



**OLIVER  
& AKERS**

*Estate Agency with a personal touch!*



**High Street, London Colney, Herts, AL2**



This is a good size **THREE DOUBLE** bedroom family home. With large **FRONT & REAR GARDENS** this property has scope to extend (STPP) and it also has its own driveway! Ideally located just off the High Street giving very easy access to all local amenities, including bus and motorway links. Offered **CHAIN FREE**

- Lounge
- Kitchen/Diner
- Utility
- Three Bedrooms
- Modern Bathroom
- Large Gardens
- Own Driveway
- **CHAIN FREE**

**£394,950 Freehold**

# High Street, London Colney, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Lounge **13'11" x 13'2" (4.24m x 4.01m)**

Kitchen/Diner **16'8" x 9'11" (5.08m x 3.02m)**

Utility **6'8" x 6'8" (2.03m x 2.03m)**

### Landing

Bedroom One **10'8" x 10'4" (3.25m x 3.15m)**

Bedroom Two **13'4" x 8'4" (4.06m x 2.54m)**

Bedroom Three **9'10" x 7'11" (3.00m x 2.41m)**

### Bathroom

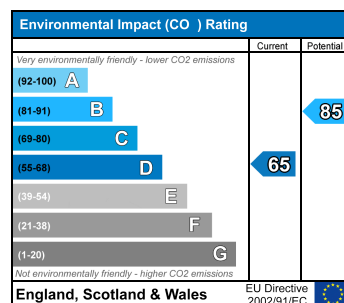
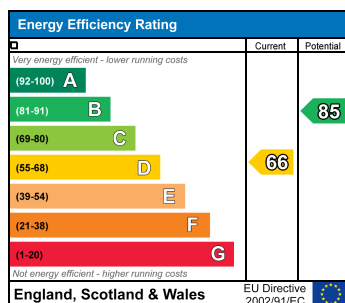
### Exterior

### Front Garden

### Rear Garden

### Own Driveway





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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.