



OLIVER

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Estate Agency with a personal touch!

Telford Road, London Colney, Herts, AL2



Situated in a great location, well positioned for London Colneys shops, schools amenities and with good transport links, this three bedroom property is well presented throughout. Offer chain free, this is a great family home!

- **Three Bedrooms**
- **End of Terrace**
- **Large Kitchen**
- **Lounge**
- **Conservatory**
- **Utility Area**
- **Off Street Parking**
- **Great Location!**

£485,000

Freehold

Telford Road, London Colney, Herts, AL2

Accommodation Comprises

Entrance Hall

Guest WC

Lounge 14'0" x 11'4" (4.27m x 3.45m)
Double doors leading to conservatory

Conservatory 12'9" x 10'8" (3.89m x 3.25m)
Large conservatory with direct access to the garden

Kitchen/Breakfast Room 20'4" x 10'11" (6.20m x 3.33m)
Extended kitchen with direct access to rear garden

Utility Area/ Outbuildings 25'3" x 4'0" (7.70m x 1.22m)

Stairs to first floor

Bedroom One 13'0" x 11'4" (3.96m x 3.45m)

Bedroom Two 12'11" x 9'6" (3.94m x 2.90m)

Bedroom Three 9'0" x 8'1" (2.74m x 2.46m)

Family Bathroom

Exterior

Rear Garden

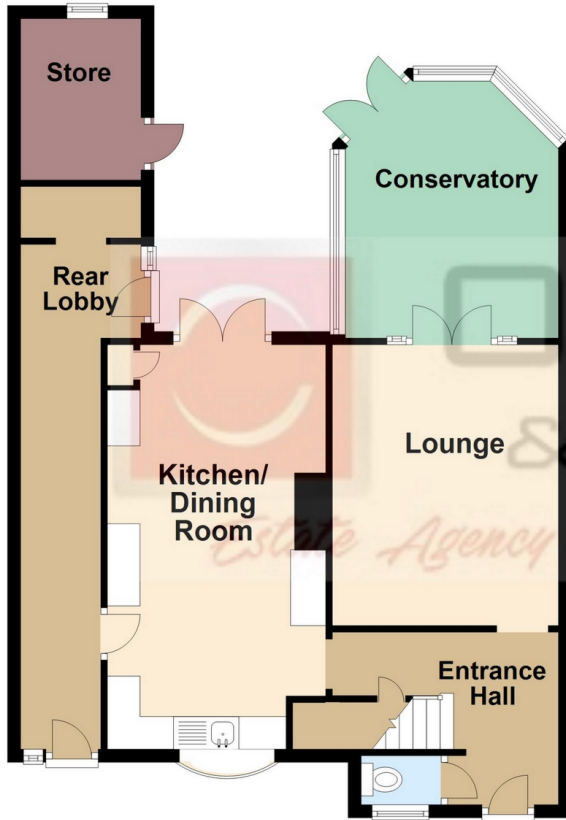
A generous rear garden with gated access to the side.

Front Garden and Parking

A large frontage with parking available for 2 cars.



Ground Floor



First 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 BALCONY/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			
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

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.