



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Robins Close, London Colney, St Albans, Herts, AL2



Situated in a PRETTY, PRIVATE CUL-DE-SAC, this THREE BEDROOM property is tucked away in a QUIET LOCATION, yet within EASY REACH OF ALL LOCAL AMENITIES. Boasting a GENEROUS CONSERVATORY and an EN-SUITE to the Master Bedroom, this home also benefits from a GARAGE AND ADDITIONAL PARKING. Offered CHAIN FREE.

- Three Bedrooms
- En-Suite to Master
- Large Lounge/Diner
- Conservatory
- Low Maintenance Garden
- Garage
- Private Road
- Chain Free!

Guide Price £500,000 **Freehold**

Robins Close, London Colney, St Albans, Herts, AL2

Entrance Hall

Cloakroom

Lounge/ Dining Room 18'6" x 12'3" (5.64m x 3.73m)

Conservatory 13'0" x 11'9" (3.96m x 3.58m)

Kitchen 10'0" x 8'9" (3.05m x 2.67m)

Stairs to First Floor

First Floor Landing

Bedroom Two 12'3" x 11'9" (3.73m x 3.58m)

Bedroom Three 12'3" x 8'6" (3.73m x 2.59m)

Family Bathroom

Stairs to Second Floor

Second Floor Landing

Bedroom One 14'3" x 12'3" (4.34m x 3.73m)

En-Suite Shower Room

Exterior

Rear Garden

Front Garden

Garage and Parking

Additional Information

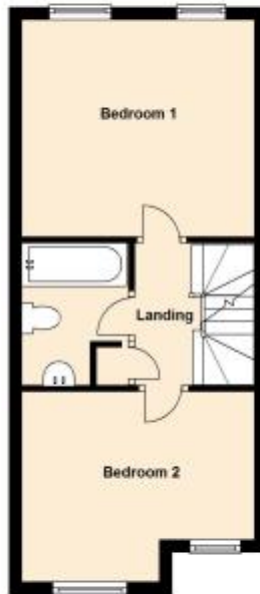
Robins Close is a private road and annual contribution is payable to cover street lighting.



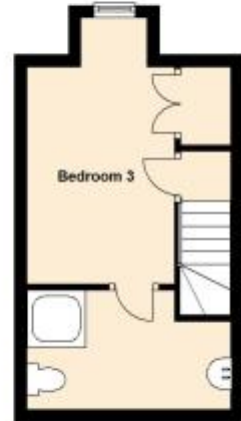
Ground Floor
Approx. 48.3 sq. metres (519.5 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.6 sq. feet)

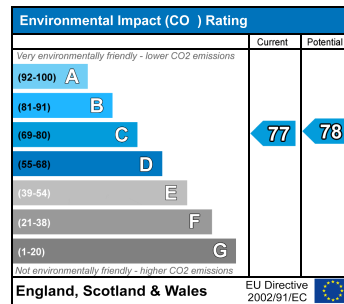
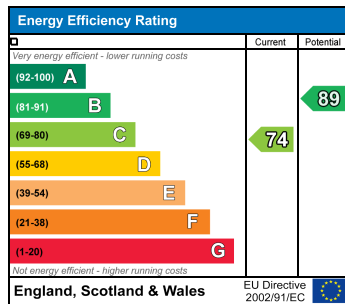


Second Floor
Approx. 18.7 sq. metres (201.5 sq. feet)



Total area: approx. 96.2 sq. metres (1035.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters. Plan produced using The Mobile Agent.



Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.