



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

High Street, London Colney, Herts, AL2



Designed with lifestyle and comfort in mind, a HIGH SPEC, THREE bedroom, DETACHED home. With a beautiful kitchen/breakfast room that leads onto an 'OASIS' of a garden and OWN BAR/KITCHEN AREA also with OWN GARAGE & REAR DRIVEWAY. Ideally located within London Colney High Street with all amenities on the door step, including shops, parks and motorway links.

- Large Lounge/Diner
- Kitchen/Breakfast Room
- Utility/Guest WC
- Three Bedrooms
- Bathroom
- Beautiful Secluded Gardens
- Detached Garage/Workshop
- Own Driveway

£499,950 Freehold

High Street, London Colney, Herts, AL2

Accommodation Comprises

Lounge/Diner **22'9" x 15'0" (6.93m x 4.57m)(Max Points)**

Kitchen/Breakfast Room **19'8" x 15'2" (5.99m x 4.62m)(Max Points)**

Guest WC/Shower Room **13'9" x 5'11" (4.19m x 1.80m)**

Landing

Bedroom One **14'11" x 10'9" (4.55m x 3.28m)**

Bedroom Two **12'5" x 7'11" (3.78m x 2.41m)**

Bedroom Three **9'4" x 7'0" (2.84m x 2.13m)**

Shower Room

Rear Garden

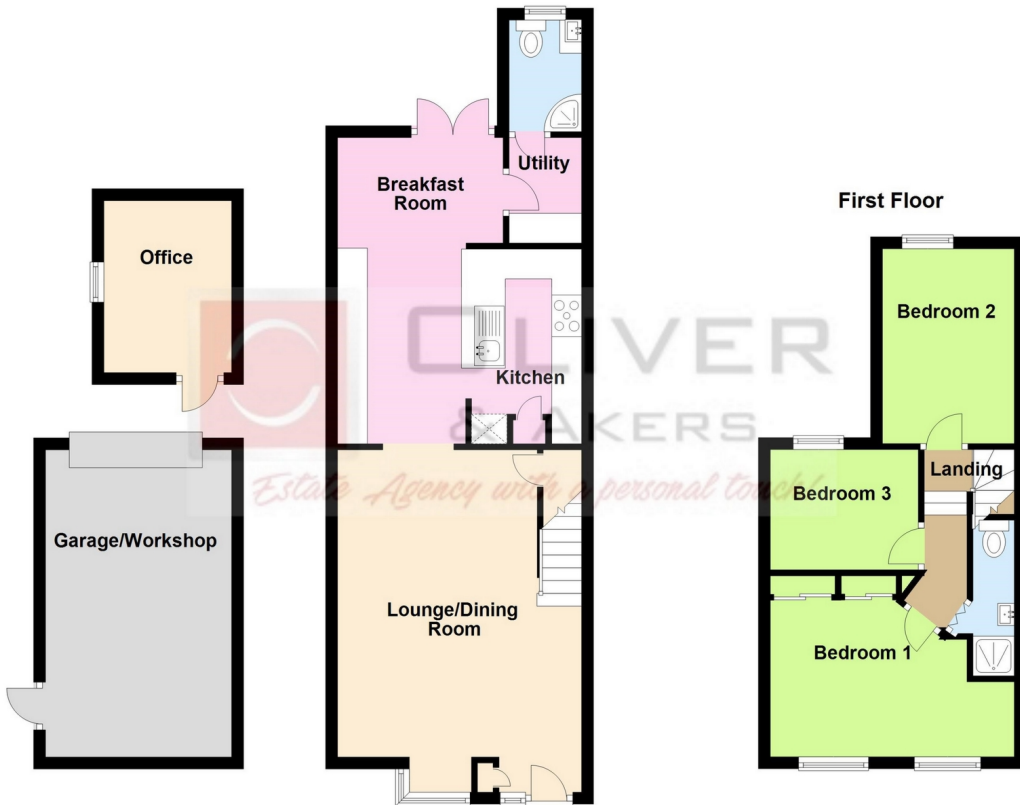
Garage/Workshop **20'0" x 12'0" (6.10m x 3.66m)**

Driveway

Detached Office **3.50m x 2.60m (11'6" x 8'6")**



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 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			
		55	78
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			
		47	73
England, Scotland & Wales		EU Directive 2002/91/EC	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.