



**OLIVER**  
**& AKERS** EST.2014

*Estate Agency with a personal touch!*

**Coombes Road, London Colney, St Albans, Herts, AL2**



Tastefully modernised throughout and presented in excellent decorative order, this is a great family home! Ideally situated for local schools, shops and amenities together with great road links, this property also benefits from a delightful sunny aspect rear garden and has off street parking for two cars.

- Three Bedrooms
- Spacious Kitchen/ Family Room
- Modern Bathroom
- Excellent Condition Throughout
- Sunny Aspect Rear Garden
- Off Street Parking
- Close to Amenities
- Great Road Links

**£425000 Freehold**

# Coombes Road, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

Part glazed front door to....

### Entrance Hall

Inset ceiling spotlights, Large under stairs cupboard, Radiator, Fitted carpet, Stairs to first floor, Multi paned door to..

### Open Plan Living Accommodation 23'6" x 18'4" (7.16m x 5.59m) MAX POINTS

#### Lounge Area

Window to front, Coved ceiling, Track ceiling lights, Radiator, TV point, Fitted carpet, Opens to Dining Area.

#### Dining Area

Coved ceiling, Track ceiling lights, Patio doors to rear garden, Radiator, Fitted carpet, Opens to kitchen Area

#### Kitchen Area

Modern kitchen, A range of fitted wall and base units with wooden work surfaces, Space for double width oven, Cooker hood, Space and plumbing for washing machine and dishwasher. Space for fridge/freezer, Window to rear garden.

### Stairs to First Floor

#### First Floor Landing

Ceiling light point, Fitted carpet, Access to attic space.

#### Bedroom One 12'2" x 11'0" (3.71m x 3.35m)

Window to rear, Ceiling light point, Radiator, fitted carpet.

#### Bedroom Two 12'0" x 11'0" (3.66m x 3.35m)

Window to front, Ceiling light point, Radiator, Fitted carpet.

#### Bedroom Three 7'0" x 6'4" (2.13m x 1.93m)

Window to front, Ceiling light point, Radiator, Fitted carpet.

#### Family Bathroom

Window to rear, Ceiling light point, Fully tiled walls, Heated towel rail, Low level WC, Pedestal wash hand basin, Panel enclosed bath with shower above

### Exterior

#### Rear Garden

Sunny aspect rear garden, Mainly laid to lawn, Paved patio area and decked seating area. Garden shed/summerhouse. Gated access to front.

#### Front Garden and Parking

Paved providing off street parking for two cars.







Energy Efficiency Rating		
	Current	Potential
3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.