

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
 Off Street Parking
- Modern Bathroom

- Sunny Aspect Rear Garden
- Close to Amenities
- Excellent Condition Throughout
 Great Road Links

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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 Ivel WC, Pedestal wash hand basin, Panel enclosed bath with shower above

Exterior

Rear Garden

Sunny aspect rear garden, Mailnly 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.





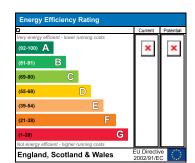


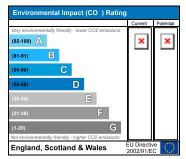












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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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.