

Morris Way, London Colney, Herts, AL2



Situated in a POPULAR LOCATION within the centre of London Colney. This THREE BEDROOM SEMI-DETACHED property is WELL PRESENTED THROUGHOUT. Sitting on a LARGE PLOT with a GENEROUS GARDEN and GARAGE AND CAR PORT to the side this home offers GREAT SCOPE TO EXTEND (subject to PP).

- Three Bedrooms
- Large Lounge
- Fitted Kitchen
- Spacious Bathroom
 Great Location!
- Generous Garden
- Parking for Several Cars
 - Potential to Extend

Guide Price £550,000 Freehold

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Accomodation Comprises

Large Entrance Porch 9'9" x 4'6" (2.97m x 1.37m)

Entrance Hall

Study 12'5" x 6'9" (3.78m x 2.06m)

Bathroom 11'10" x 5'5" (3.61m x 1.65m)

Lounge/ Diner 20'2" x 14'11" (6.15m x 4.55m)

Kitchen 10'11" x 9'4" (3.33m x 2.84m)

Stairs to First Floor

First Floor Landing

Bedroom One 14'4" x 10'9" (4.37m x 3.28m)

Bedroom Two 11'11" x 9'10" (3.63m x 3.00m)

Bedroom Three 9'7" x 8'0" (2.92m x 2.44m)

Exterior

Garage & Carport

Rear Garden

Front Garden and Parking

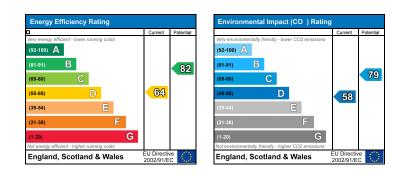








This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upor SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



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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.