



# OLIVER

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*Estate Agency with a personal touch!*

**Colnbrook Close, London Colney, St Albans, Herts, AL2**



This is a three, **DOUBLE BEDROOM** property in need of some **MODERNISATION** but with the added benefit of En-Suite, garage and extension!! Set within this sought after cul-de-sac within easy reach of all local amenities and motorway links.

- **18ft Lounge/Diner**
- **Conservatory**
- **Kitchen**
- **Guest Cloakroom**
- **Three DOUBLE Bedrooms**
- **Bathroom & En-Suite**
- **Front & Rear Gardens**
- **Garage & Driveway**

**£409,950 Freehold**

# **Colnbrook Close, London Colney, St Albans, Herts, AL2**

Accommodation comprises

**Entrance Hall**

**Guest WC**

**Kitchen 9'8" x 6'3" (2.95m x 1.91m)**

**Lounge/Diner 18'8" x 12'6" (5.69m x 3.81m)**

**Conservatory 8'11" x 7'5" (2.72m x 2.26m)**

**Landing**

**Bedroom One 12'0" x 10'9" (3.66m x 3.28m) (Excluding wardrobes)**

**En-Suite**

**Bedroom Two 10'10" x 10'3" (3.30m x 3.12m) (Excluding Wardrobes)**

**Bedroom Three 11'1" x 8'1" (3.38m x 2.46m)**

**Bathroom**

**Exterior**

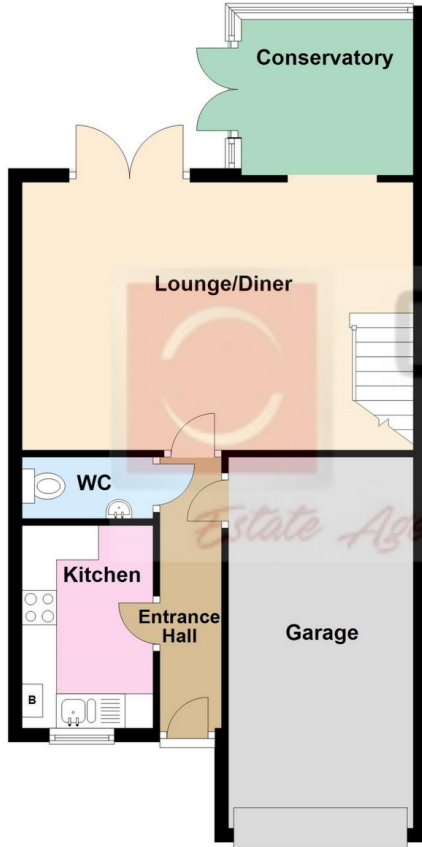
**Garden**

**Front Garden**

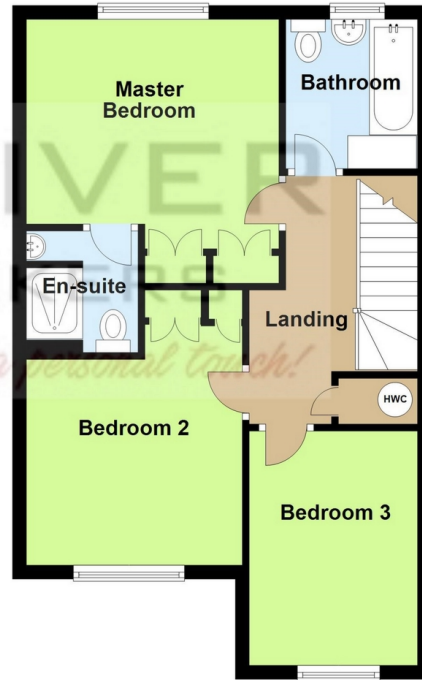
**Garage**

**Driveway**

## Ground Floor



## First 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			
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.