



OLIVER

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Estate Agency with a personal touch!

Shenley Lane, London Colney, Herts, AL2



Offered CHAIN FREE, is this VERY SPACIOUS, two bedroom COTTAGE! With a 25ft lounge/diner this property has been well extended and has a good size rear garden. Set close to the local Nature Reserve and also walking distance to all local amenities.

- 25ft Lounge/Diner
- Kitchen
- Large Bathroom
- Two Bedrooms
- Large Rear Garden
- Own Driveway
- Offered Chain Free
- Good Location

£375,000 Freehold

Shenley Lane, London Colney, Herts, AL2

Accommodation Comprises

Entrance Porch

Lounge/Diner 25'1" x 12'10" (7.65m x 3.91m)

Kitchen 13'7" x 7'2" (4.14m x 2.18m)

Bathroom 10'7" x 5'0" (3.23m x 1.52m)

Stairs To First Floor

Bedroom One 11'6" x 10'2" (3.51m x 3.10m)

Bedroom Two 12'10" x 7'3" (3.91m x 2.21m)

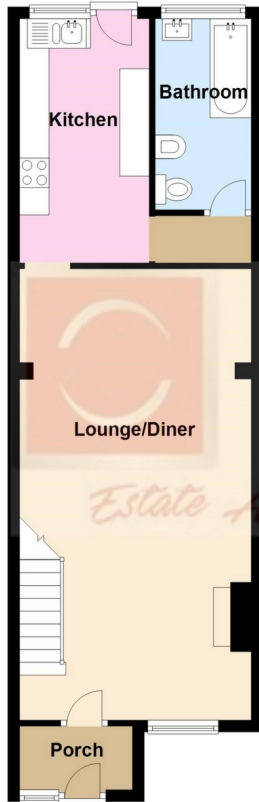
Exterior

Garden

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		68	84
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	83
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.