



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Alsop Close, London Colney, St Albans, Herts, AL2



This **THREE BEDROOM** property boasts a **GENEROUS FRONTAGE** and offers **SCOPE TO EXTEND** into the garage (subject to the necessary permissions).

Ideally situated for local shops, schools and amenities and with **EXCELLENT ROAD AND TRANSPORT LINKS.**

Call Oliver and Akers now to book your viewing!

- **Three Bedrooms**
- **Kitchen/ Breakfast Room**
- **Newly Decorated Throughout**
- **Guest WC**
- **Garage & OSP**
- **Potential to Extend**
- **Great Location**
- **Must Be Viewed!**

£525,000 Freehold

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Accommodation Comprises

Double glazed door leading to:-

Entrance Hall

Double glazed window to side. Ceiling light point. Radiator. Power point. Wood effect flooring. Door to:-

Guest WC

Obscured double glazed window to front. Ceiling light point. Low level WC. Inset wash hand basin with storage below. Radiator. Vinyl flooring.

Lounge 15'9" x 14'6" (4.80m x 4.42m)

Double glazed window to front. Ceiling light point. Smoke alarm. Two radiators. Telephone point. Television point. Power points. Wood effect flooring. Stairs to first floor. Door to:-

Kitchen/ Breakfast Room 14'6" x 8'2" (4.42m x 2.49m)

Two double glazed windows to rear. Two ceiling light point. Extractor fan. Modern fitted kitchen. Radiator. Large under-stairs storage cupboard. Power points. Tiled flooring.

Stairs to First Floor

First Floor Landing

Ceiling light point. Smoke alarm. Access to loft. Power points. Fitted carpet.

Bedroom One 13'4" x 8'6" (4.06m x 2.59m)

Double glazed window to front. Ceiling light point. Fitted wardrobes with matching dresser. Radiator. Power points. Television point. Fitted carpet.

Bedroom Two 10'8" x 8'6" (3.25m x 2.59m)

Double glazed window to rear. Ceiling light point. Fitted wardrobes and dresser. Radiator. Power points. Fitted carpet.

Bedroom Three 9'11" x 5'10" (3.02m x 1.78m)

Double glazed window to front. Ceiling light point. Fitted double wardrobe with mirror fronted sliding doors witted drawer unit. Radiator. Power points. Airing cupboard housing hot water tank. Fitted carpet.

Bathroom

Obscured double glazed window to rear. Ceiling light point. Panel enclosed bath with shower unit above. Vanity unit with inset wash hand basin and storage below. Low level WC. Ceramic floor tiles.

Exterior

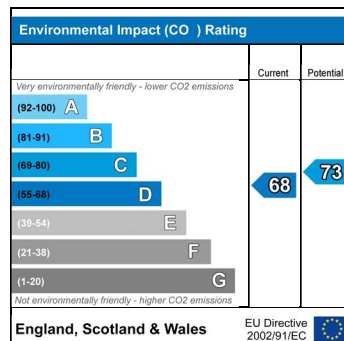
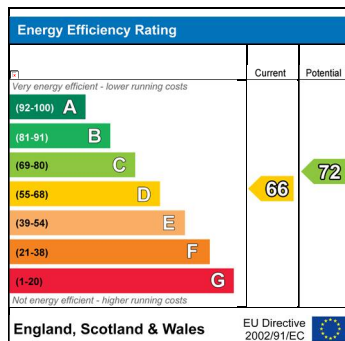
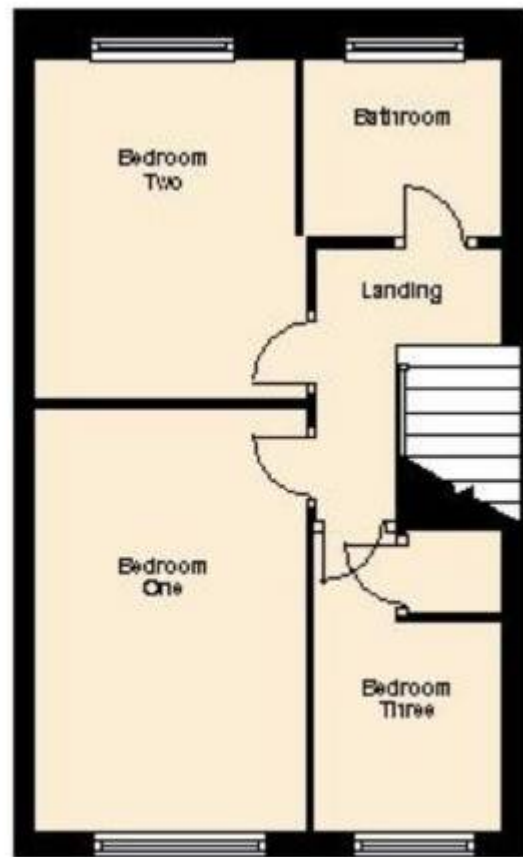
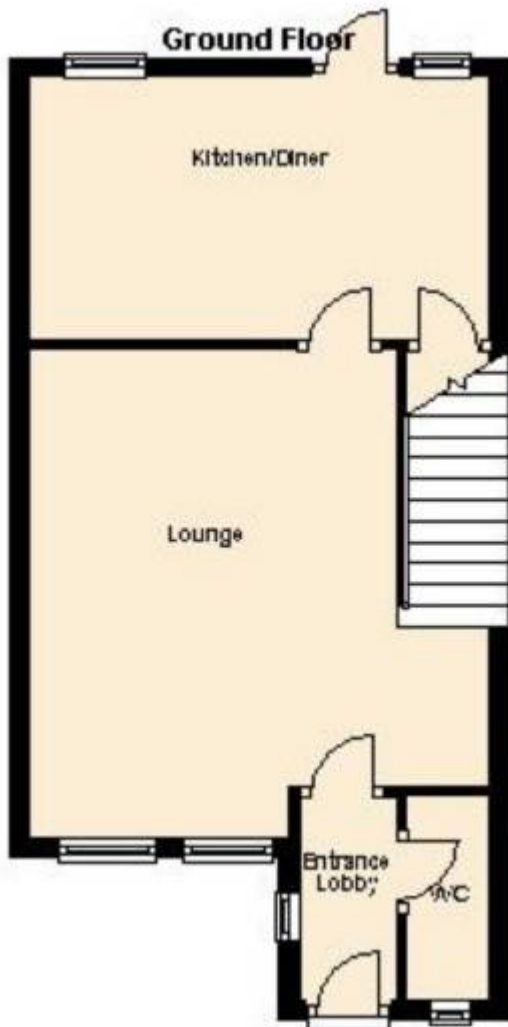
Rear Garden

Mainly laid to lawn. Newly laid patio, Range of plants and shrubs. Timber shed. Side access to:-

Garage and Parking (Garage with electric door)

Providing off street parking for one car. Power and light points. Storage in roof void. Up and over door to additional off street parking for two/three cars.





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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.