



OLIVER

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Estate Agency with a personal touch!

Coombes Road, London Colney, Herts, AL2



This is a three bedroom, FAMILY HOME which is kept in GOOD CONDITION throughout. Situated in a great location giving easy access to all local amenities, schools, parks and motorway links. Vendors have found a CHAIN FREE property to buy!!

- Three Bedrooms
- Lounge/Diner
- Kitchen
- Family Bathroom
- Rear Garden
- Off Street Parking
- Popular Location
- Must Be Viewed!

£400,000 Freehold

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Accommodation Comprises

Entrance Hall

Double glazed door to front, Double glazed window to front, Coved ceiling, Ceiling light point, Radiator, Understairs cupboard, Wood flooring.

Lounge 12'1" x 12'0" (3.68m x 3.66m)

Double glazed window to front, Coved ceiling, Ceiling light point, Radiator, Gas fire, Wood flooring.

Kitchen 7'9" x 7'4" (2.36m x 2.24m)

Double glazed window to rear, Range of fitted wall and base units, Gas hob and oven, Plumbing for washing machine, Dishwasher and tiled flooring.

Dining Room 11'11" x 10'4" (3.63m x 3.15m)

Ceiling light point, Radiator, Wood flooring, Radiator, Double glazed patio doors to rear garden.

Stairs to First Floor

First Floor Landing

Bedroom One 12'0" x 11'1" (3.66m x 3.38m)

Double glazed window to front aspect, Ceiling light point, Built in wardrobes, Radiator, Wood effect flooring.

Bedroom Two 12'0" x 11' (3.66m x 3.35)

Double glazed window to rear aspect, Ceiling light point, Cupboard housing Worcester boiler, Radiator, Fitted carpet

Bedroom Three 6'9" x 6'2" (2.06m x 1.88m)

Double glazed window to front aspect, Ceiling light point, Fitted carpet

Bathroom

Double glazed window to rear, Inset ceiling spotlights, Sower cubicle, Low level WC, Radiator, Wash hand basin, Part tiled walls, Wood effect flooring.

Exterior

Rear Garden

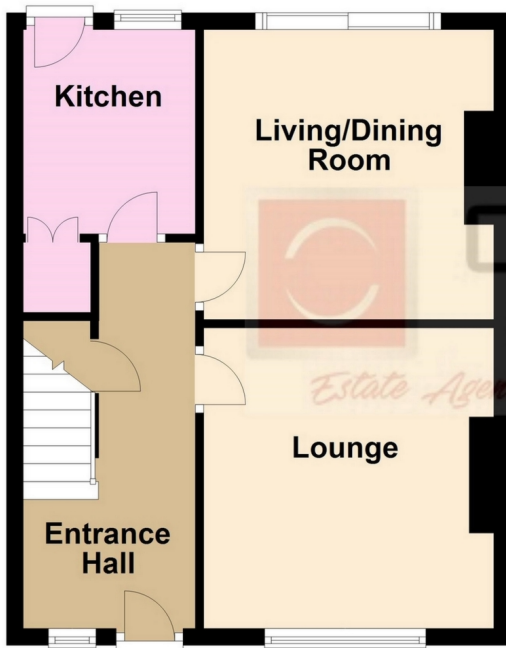
Mainly laid to lawn, paved patio area.

Front Garden and Parking

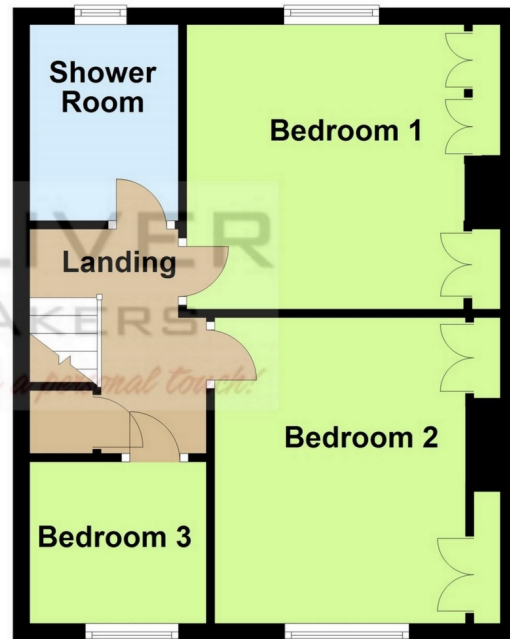
Off street parking for two cars.



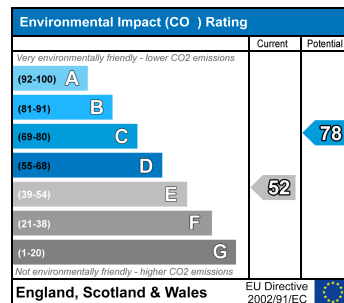
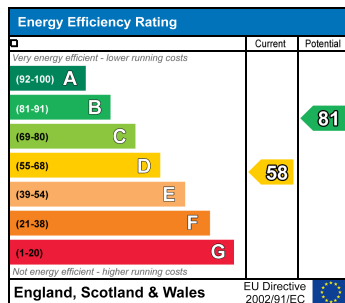
Ground Floor



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.



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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.