



OLIVER

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Estate Agency with a personal touch!

The Green, London Colney, St Albans, Herts, AL2



OFFERED CHAIN FREE, this SEMI-DETACHED BUNGALOW is positioned in a QUIET LOCATION opposite a village green. This SPACIOUS two Bedroom home is within walking distance of local shops and amenities. Ideal for FIRST TIME BUYERS, this property is Sitting on a GOOD SIZE PLOT with potential to extend (STPP).

- Semi-Detached Bungalow
- Two Bedrooms
- Potential to Extend
- Large Front Garden
- Low Maintenance Rear Garden
- Private Parking
- Close to Amenities
- Chain Free!

£425,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge/ Diner 15'8" x 14'1" (4.78m x 4.29m)

A nice bright room with dual aspect windows. Coved ceiling, Ceiling light point, Radiator, TV point, Fitted carpet.

Kitchen 10'1" x 7'9" (3.07m x 2.36m)

Double glazed window to rear, Coved ceiling, Ceiling light point, Part tiled walls, Range of fitted wall and base units, space for gas cooker, Recess and plumbing for dish washer or washing machine, Stainless steel sink with mixer tap, Vinyl floor covering, Door to rear garden.

Bedroom One 12'6" x 7'8" (3.81m x 2.34m)

Double glazed window to rear, Coved ceiling, Ceiling light point, Radiator, TV point, Fitted carpet.

Bedroom Two 7'10" x 7'10" (2.39m x 2.39m)

Double glazed window to rear, Coved ceiling, Ceiling light point, Radiator, Fitted carpet.

Bathroom 7'10" x 6'1" (2.39m x 1.85m)

Window to front, Fully tiled walls, Panel enclosed bath with shower above, Low level WC, Pedestal wash hand basin, Vinyl floor covering.

Exterior

Rear Garden

Good size low maintenance rear garden, Two timber sheds, Gated access to side.

Front Garden

Large plot to the front on the property. Ornamental shingle area with grass surround and footpath to the side.

Parking

Allocated parking close to property.



Ground Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 60.3 sq. metres (649.5 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk
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	72
(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		72	73
(55-68) D			
(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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- (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.
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