



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## St Annes Road, London Colney, St Albans, Herts, AL2



Set within this 'PRIVATE' location, tucked just off St Annes Road in London Colney is this well presented THREE bedroom property. Kept in good condition throughout and having the added benefit of a sunny aspect rear garden AND own garage and parking!

- Lounge
- Kitchen/Diner
- Three Bedrooms
- Own Parking & Garage
- Private Location
- Sunny Rear Garden

**£450,000 Freehold**

# St Annes Road, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

### Entrance Porch

Lounge **15'7" x 13'5" (4.75m x 4.09m)**

Kitchen/Diner **15'7" x 9'9" (4.75m x 2.97m)**

### Stairs To First Floor

### Landing

Bedroom One **11'1" x 9'5" (3.38m x 2.87m)**

Bedroom Two **12'1" x 9'5" (3.68m x 2.87m) (Max Points)**

Bedroom Three **7'5" x 5'10" (2.26m x 1.78m)**

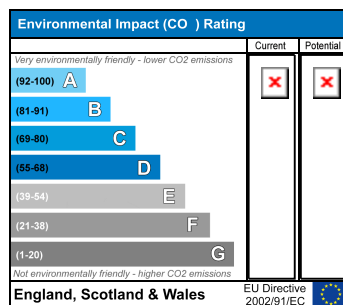
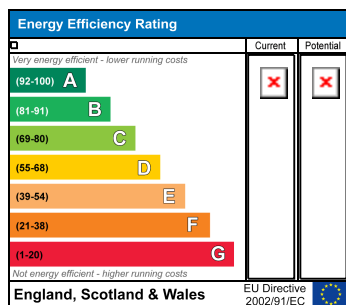
### Bathroom

### Gardens

### Garage

### Allocated Off Street Parking





**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**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.