



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

Kings Road, London Colney, St Albans, Herts, AL2



Situated in a **POPULAR LOCATION** within easy reach of local shops, schools and transport links. This **THREE BEDROOM EXTENDED** family home also benefits from a **USEFUL LOFT ROOM, GARAGE AND OFF STREET PARKING FOR SEVERAL VEHICLES.**

- **Three Bedrooms**
- **End Terrace**
- **Ground Floor Extension**
- **Private Garage/ Store**
- **Parking for Several Cars**
- **Popular Location**
- **Close to Amenities**
- **Must Be Viewed!**

£435,000 - Freehold

Kings Road, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Entrance Hall

Through Lounge/Diner 24'7" x 11'11" (7.49m x 3.63m)

Lounge Area

Window to front, Coved ceiling, Ceiling light point, TV point, Feature fire place, Radiator, Fitted Carpet.

Dining Area

Double glazed door to rear garden, Ceiling light point, Radiator, Fitted carpet.

Kitchen 18'2" x 7'6" (5.54m x 2.29m)

An extended kitchen, Window to side and rear, wall and base units, recess and plumbing for washing machine and dishwasher, Space for fridge/ freezer, two fluorescent ceiling lights,, Large built in storage cupboard, Wood effect flooring, Door to rear garden

Stairs to First Floor

First Floor Landing

Window to side, Fitted carpet, Access to useful loft room, Doors to...

Bedroom One 11'9" x 11'3" (3.58m x 3.43m)

Window to front, Ceiling light point, Radiator, Fitted carpet.

Bedroom Two 11'3" x 9'8" (3.43m x 2.95m)

Window to rear, Ceiling light point, Built in storage cupboards, Radiator, Fitted carpet.

Bedroom Three 6'11" x 6'1" (2.11m x 1.85m)

Window to front, Radiator, Wood effect flooring.

Useful Loft Room

Accessed by loft ladder, Velux window, Ceiling light point. Fitted carpet.

Bathroom

Window to rear, Panel enclosed bath with shower above, low level WC, Pedestal wash hand basin, Radiator, wood effect carpet.

Exterior

Rear Garden

Secluded rear garden mainly laid to lawn, Gated access to side. Access to garage.

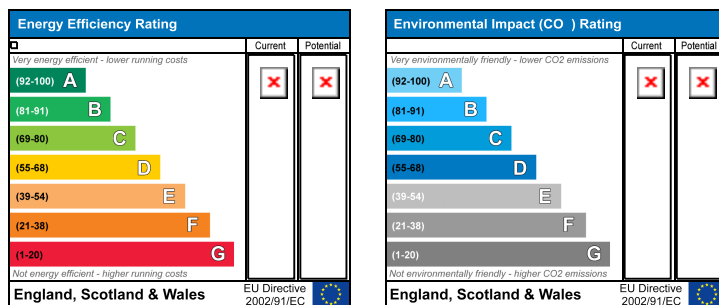
Garage/Store

Generous garage/ store with light and power.

Front Garden and Parking

Paved providing off street parking for one car, additional parking for several vehicles to the side leading to garage.





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: 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.