

OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Peters Avenue, London Colney, St Albans, Herts, AL2



A STUNNING, very well presented, THREE BEDROOM home! With a NEW KITCHEN, NEW BATHROOM and fully refurbished to a high standard throughout. Ideally located within very easy access of local shops, parks and motorway links.

- Lounge
- Kitchen/Diner
- Conservatory
- Guest WC & Utility
- Three Bedrooms
- Bathroom
- Driveway
- Rear Garden

£520,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge Area 11'10" x 10'10" (3.61m x 3.30m)

Kitchen/ Dining Room 17'1" x 11'1" (5.21m x 3.38m)

Conservatory 8'2" x 6'10" (2.49m x 2.08m)

Utility Room 15'11" x 5'3" (4.85m x 1.60m)

Guest WC 5'8" x 5'3" (1.73m x 1.60m)

Stairs First Floor

First Floor Landing

Bedroom One 11'3" x 11'1" (3.43m x 3.38m)

Bedroom Two 11'10" x 9'11" (3.61m x 3.02m)

Bedroom Three 8'7" x 6'10" (2.62m x 2.08m)

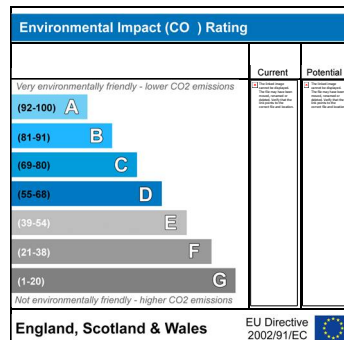
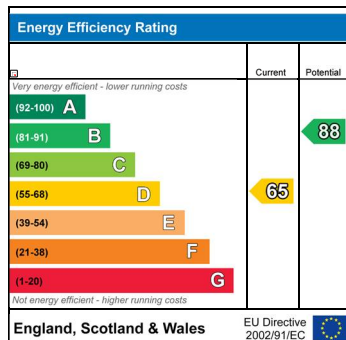
Family Bathroom

Exterior

Rear Garden

Front Garden and Parking





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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.