



OLIVER

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Estate Agency with a personal touch!

Coombes Road, London Colney, Herts, AL2



This THREE BEDROOM, END OF TERRACE home offers BAGS OF POTENTIAL! Boasting a GOOD SIZE GARDEN and OFF STREET PARKING for TWO CARS, this home is situated in a popular location within easy reach of local shops, schools and amenities.

- End of Terrace
- Three Bedrooms
- Two Receptions
- Good Size Garden
- Scope to Extend
- Off Street Parking
- Close to Amenities
- Popular Location!

Guide Price - £410,000

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Accommodation Comprises

Entrance Hall

Lounge 12'6" x 11'0" (3.81m x 3.35m)

Kitchen/ Dining Room 18'4" x 11'7" (5.59m x 3.53m)

Stairs to First Floor

First Floor Landing

Bedroom One 11'11" x 11'2" (3.63m x 3.40m)

Bedroom Two 12'5" x 11'3" (3.78m x 3.43m)

Bedroom Three 9'3" x 9'2" (2.82m x 2.79m)

Family Bathroom 7'11" x 5'11" (2.41m x 1.80m)

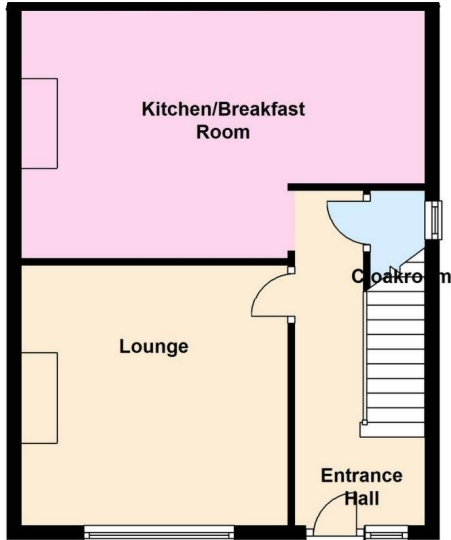
Exterior

Rear Garden

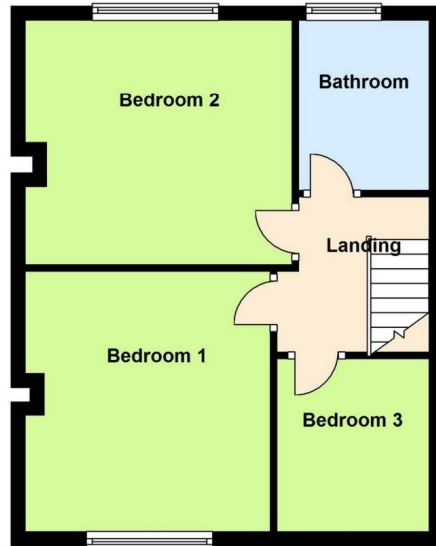
Front Garden and Parking



Ground Floor



First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon. 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			
(39-54) E		51	53
(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			
(55-68) D			
(39-54) E		52	53
(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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