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Estate Agency with a personal touch!

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



This **SPACIOUS PROPERTY** is situated in a **POPULAR LOCATION** within **EASY REACH OF LOCAL SHOPS, SCHOOLS AND AMENITIES**. Also very well positioned for both **ROAD AND TRANSPORT LNKS**, this property is **AVAILABLE FROM MID NOVEMBER** for a **LONG TERM LET**.

- **Detached Home**
- **Three Double Bedrooms**
- **En-Suite to Master**
- **Study**
- **Utility Room**
- **Generous Parking**
- **Great Location**
- **Long Term Let**

£2,150 per month

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Accommodation Comprises

Entrance Hall

Part glazed UPVC front door. Coved ceiling. Wood flooring. Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to-

Guest WC

Double glazed window to side. Vanity wash hand basin. WC. Radiator. Wood flooring.

Kitchen 12'11" x 7'10" (3.94m x 2.39m)

Double glazed window to front. A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with mixer tap and tiled splash backs. Integrated double oven, gas hob and extractor fan. Space for fridge and freezer. Radiator. Tiled flooring.

Utility Room

Double glazed window to side. Wall mounted gas boiler. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring.

Living Room 16'3" x 11'9" (4.95m x 3.58m)

Double glazed patio doors to rear. Coved ceiling. Radiator. A brick feature fire place with open log burner. Wooden flooring.

Dining Area 12'4" x 9'3" (3.76m x 2.82m)

Coved ceiling. Radiator. Wooden flooring. Opening onto:-

Study 15'2" x 5'11" (4.62m x 1.80m)

Two Velux window to side. A range of fitted storage units with wooden work surface. Wooden flooring. Double glazed windows to front and rear.

First Floor Landing

Double glazed windows to both sides. Radiator. Access to loft storage. Airing cupboard. Doors to:-

Master Bedroom 14'10" x 11'11" (4.52m x 3.63m)

Double glazed window to rear. A range of fitted wardrobes and drawers. Laminate flooring. Radiator. Door to:-

En-Suite

Velux window to side. A modern fully tiled shower room with glazed shower cubicle. Vanity wash hand basin. WC. Extractor fan. Chrome heated towel rail.

Bedroom Two 12'11" x 7'11" (3.94m x 2.41m)

Bedroom Two - Double glazed window to front. Laminate flooring. Radiator.

Bedroom Three 12'11" x 7'10" (3.94m x 2.39m)

Double glazed window to front and rear. Fitted wardrobes. Laminate flooring. Radiator

Family Bathroom

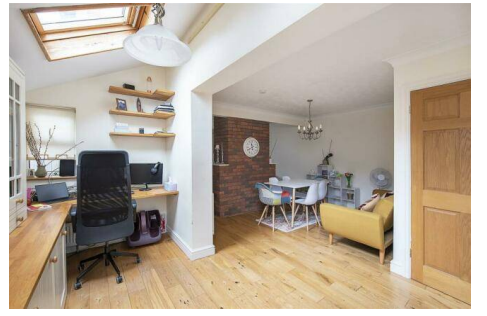
Double glazed window to side. A fully tiled luxury bathroom comprising: Panelled bath with mixer tap and shower attachment. Glazed shower cubicle. Vanity wash hand basin and WC. Chrome heated towel rail. Down lighters.

Garden

A south/east facing garden with a large covered patio area with steps and pathway leading to home office. Mainly laid to lawn with well stocked borders. Pathway to side leading to front. A covered storage space to other side. External lighting and water supply.

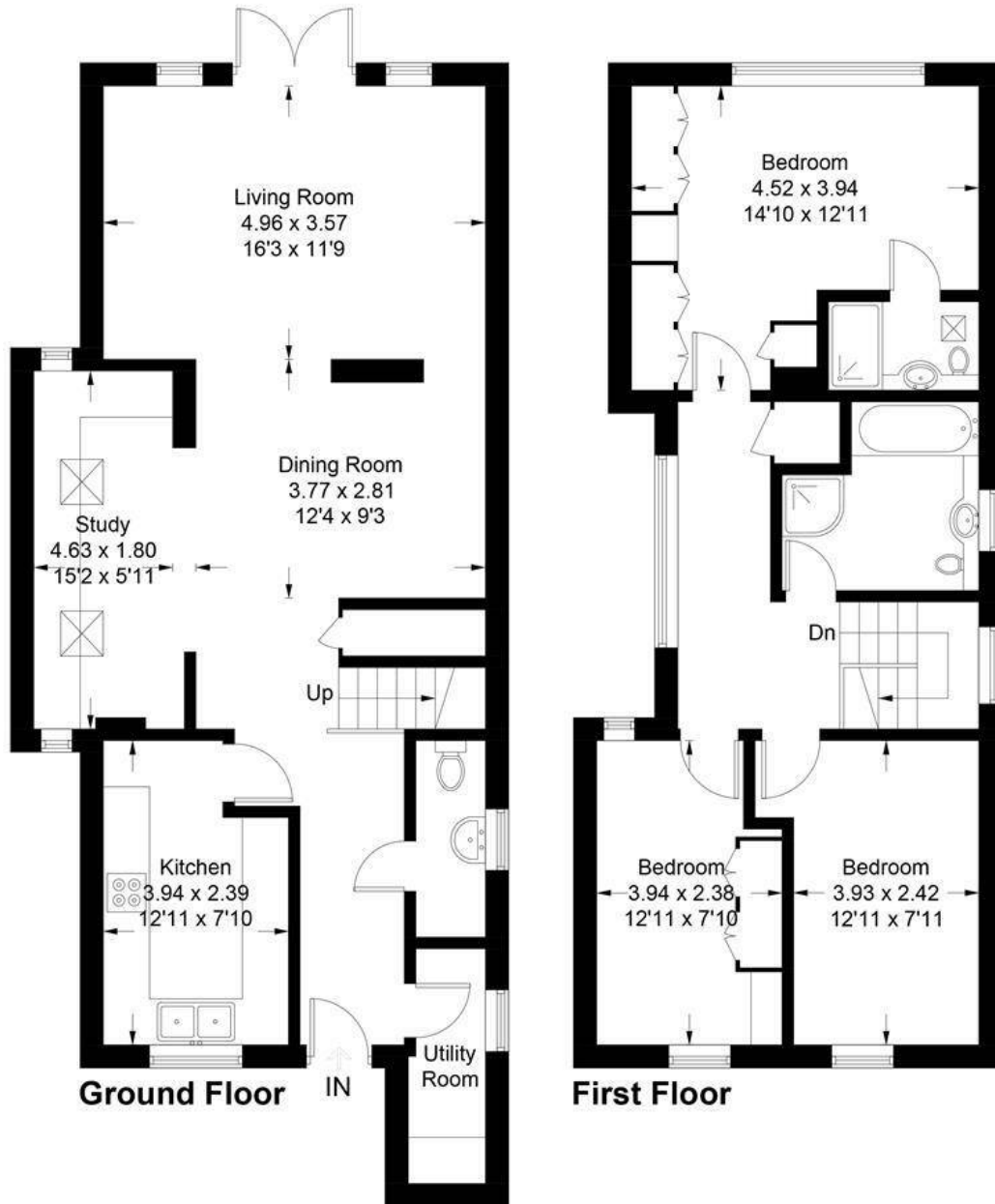
Front Garden and Parking

A block paved driveway with parking 2-3 cars. EV charging point.



St Annes Road

Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID962999)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81

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			
(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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