



OLIVER

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Estate Agency with a personal touch!

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



This THREE BEDROOM property is situated in a POPULAR LOCATION within EASY REACH OF LOCAL SHOPS, SCHOOLS AND AMENITIES. Offering POTENTIAL TO EXTEND (subject to the necessary planning consents) this property also boasts OFF STREET PARKING FOR TWO CARS. For further information please call OLIVER AND AKERS ON 01727 580085

- **Three Bedrooms**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Scope to Extend**
- **Popular Location**
- **Off Street Parking**
- **Great Road Links**

Guide Price £440,000 Freehold

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Accommodation Comprises

Entrance Hall

Open Plan Lounge/ Diner 23'6" x 11'11" (7.16m x 3.63m)

Kitchen

Stairs to First Floor 11'0" x 6'9" (3.35m x 2.06m)

Conservatory 17'0" x 9'3" (5.18m x 2.82m)

Covered External Area 16'9" x 7'8" (5.11m x 2.34m)

Bedroom One 11'2" x 9'10" (3.40m x 3.00m)

Bedroom Two 12'0" x 9'0" (3.66m x 2.74m)

Bedroom Three 6'11" x 6'4" (2.11m x 1.93m)


Bathroom


Exterior

Rear Garden

Front Garden and Parking



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	

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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- (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.