



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Kings Road, London Colney, Herts, AL2



This is A CHARACTER, two DOUBLE bedroom home with HIGH CEILINGS and PERIOD FEATURES. Ideally situated for local shops, schools, amenities and with beautiful nature walks on its doorstep together with great motorway links within easy reach this CHAIN FREE property is the BEST OF BOTH WORLDS!

- Character Home
- Two Double Bedrooms
- Large Bathroom
- High Ceilings
- Private Rear Garden
- Close to Amenities
- Chain FREE!
- Must be VIEWIED!

£399,950 Freehold

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Accommodation Comprises

Lounge Area **13'10" x 13'3" (4.22m x 4.04m)**

Dining Area **12'9" x 10'8" (3.89m x 3.25m)**

Kitchen **11'0" x 7'5" (3.35m x 2.26m)**

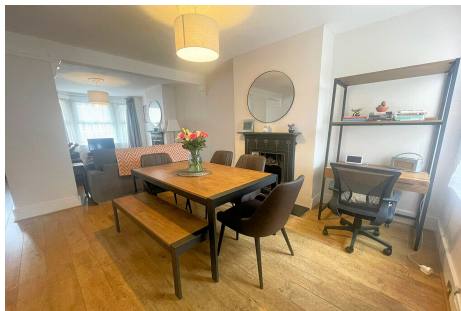
Stairs to First Floor

Bedroom One **13'2" x 11'11" (4.01m x 3.63m)**

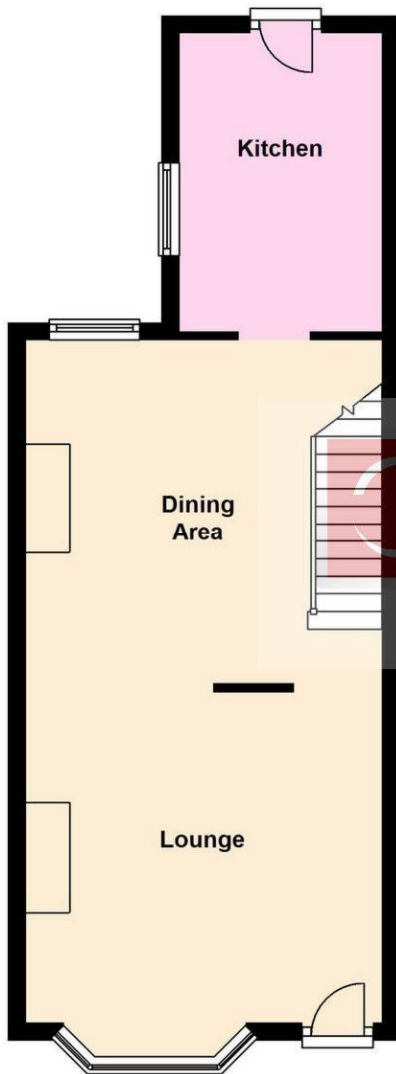
Bedroom Two **12'10" x 7'6" (3.91m x 2.29m)**

Bathroom **12'10" x 7'4" (3.91m x 2.24m)**

Rear Garden



Ground Floor



First Floor



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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	<input type="checkbox"/>	<input type="checkbox"/>
(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	<input type="checkbox"/>	<input type="checkbox"/>
(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

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.