



OLIVER

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Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



This charming TWO BEDROOM, SEMI-DETACHED property is IDEALLY SITUATED a SHORT STROLL from LOCAL SHOPS and has EXCELLENT ROAD and BUS LINKS. Boasting a USEFUL LOFT ROOM and a VERY LARGE BATHROOM this home has LOTS OF POTENTIAL TO MODERNISE AND RECONFIGURE (Subject to the necessary planning consents). Call OLIVER AND AKERS for more details.

- **Semi - Detached**
- **Two Double Bedrooms**
- **Character Features**
- **Generous Lounge/ Diner**
- **Large Bathroom**
- **Useful Loft Room**
- **Potential to Modernise**
- **Close to Amenities**

£389,950 Freehold

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Accommodation Comprises

Entrance Hall

Open Plan Lounge/Diner 22'1" x 10'11" (6.73m x 3.33m)

Lounge Area

Dining Area

Kitchen 11'1" x 8'9" (3.38m x 2.67m)

Stairs to First Floor

First Floor Landing

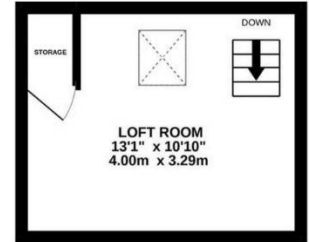
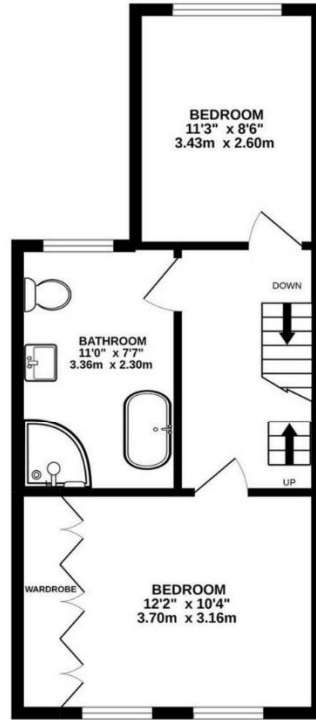
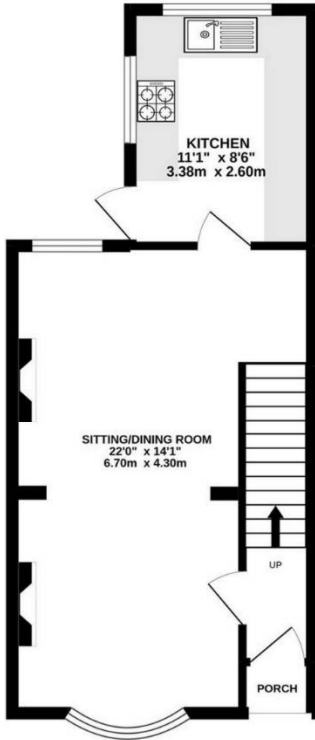
Bedroom One 12'3" x 10'4" (3.73m x 3.15m)

Bedroom Two 11'2" x 9'4" (3.40m x 2.84m)

Family Bathroom

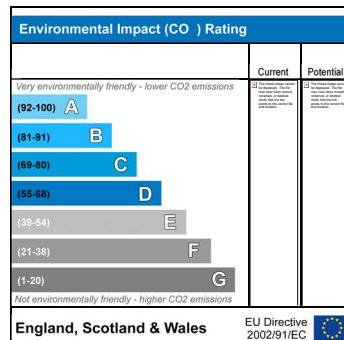
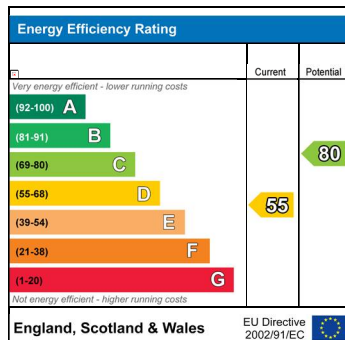
Useful Loft Room 13'0" x 10'4" (3.96m x 3.15m)





TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.