



OLIVER

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Estate Agency with a personal touch!

Manor Road, London Colney, Herts, AL2



This THREE BEDROOM SEMI-DETACHED property is set WITHIN THE HEART OF LONDON COLNEY providing great access to local, schools, shops and amenities. IN NEED OF MODERNISATION THROUGHOUT, this home boasts a 100FT REAR GARDEN which provides FANTASTIC SCOPE TO EXTEND THE GROUND FLOOR.

For further information call OLIVER AND AKERS ON 01727 580085.

- Semi-Detached
- Three Bedrooms
- Kitchen/Diner
- Useful Outbuilding
- 100 Ft Rear Garden
- Off Street Parking
- Great Location
- In Need of Modernisation

£475,000 Freehold

Manor Road, London Colney, Herts, AL2

Accommodation Comprises

Entrance Hall

Lounge 13'0" x 11'10" (3.96m x 3.63m)

Kitchen /Diner 20'7" x 11'6" (6.27m x 3.51m)

Utility Area 9'3" x 6'6" (2.82m x 1.98m)

Stairs to First Floor

First Floor Landing

Bedroom One 13'5" x 13'2" (4.09m x 4.01m)

Bedroom Two 13'5" x 8'6" (4.09m x 2.59m)

Bedroom Three 9'11" x 9'6" (3.02m x 2.90m)

Bathroom 6'11" x 5'6" (2.11m x 1.68m)

Exterior

Rear Garden

approx 100ft wide

Font Garden and Parking

Partly laid to lawn, parking for one car, potential to increase size of driveway.

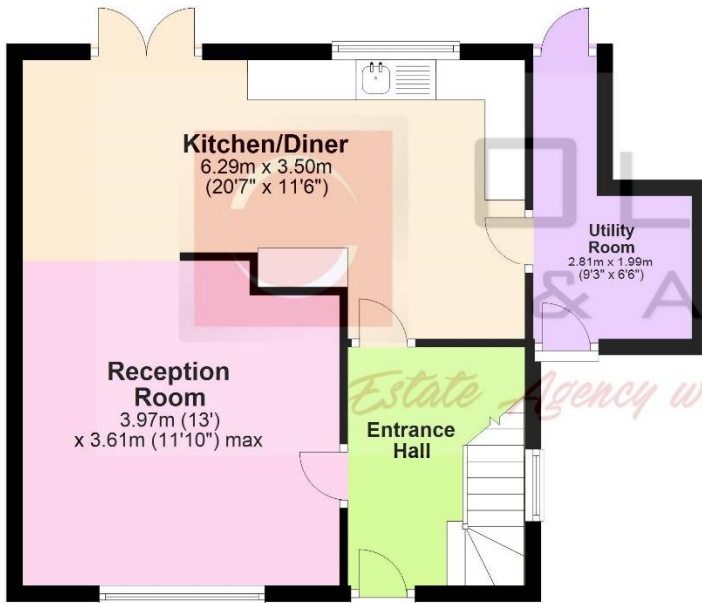
Property Construction

The property is a Trusteel construction.

PLEASE NOTE IT IS NOT POSSIBLE TO CONVERT THE ATTIC ON THIS TYPE OF CONSTRUCTION

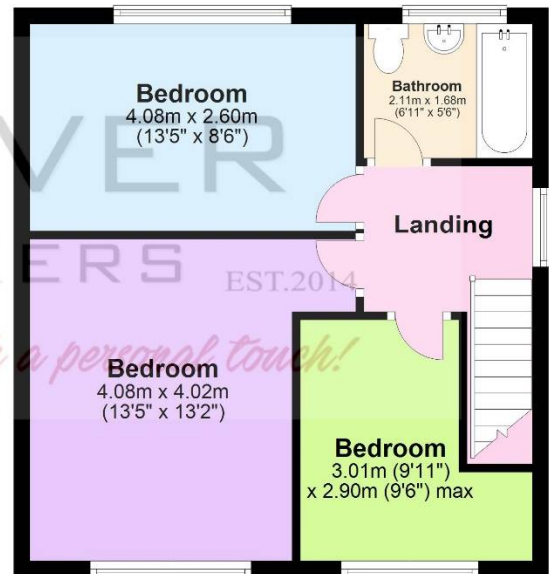
Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 88.9 sq. metres (956.8 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk
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		
(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

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.