



# OLIVER

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*Estate Agency with a personal touch!*

## Napsbury Avenue, London Colney, Hertfordshire, AL21LT



An EXTENDED, three bedroom END OF TERRACE family home set within this sought after location, giving easy access to all local facilities. The property also benefits from a 29ft outbuilding with potential for a home office/gym.

- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Guest WC
- Three Bedroom
- Family Bathroom
- 29ft Out building
- Driveway & Garden

**£465,000 Freehold**

# Napsbury Avenue, London Colney, Hertfordshire, AL21LT

## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge 12'1" x 12'0" (3.68m x 3.66m)

Dining Room 12'1" x 11'1" (3.68m x 3.38m)(Max Points)

Kitchen/Breakfast Room 18'5" x 17'4" (5.61m x 5.28m)(Max Pts)

## Stairs To First Floor

Landing

Bedroom One 12'2" x 11'1" (3.71m x 3.38m)

Bedroom Two 11'11" x 11'2" (3.63m x 3.40m)

Bedroom Three 6'10" x 6'1" (2.08m x 1.85m)

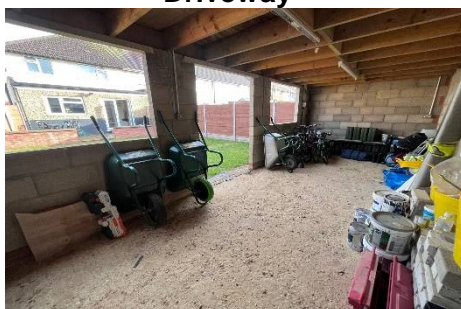
Bathroom

Exterior

Rear Garden

Out Building 23'10" x 9'10" (7.26m x 3.00m)  
(Needs finishing...has electric)

Driveway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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.
- (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.