



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Cherry Tree Avenue, London Colney, Herts, AL2



Situated in a HIGHLY SOUGHT AFTER LOCATION in the heart of London Colney, this THREE BEDROOM SEMI boasts a VERY GENEROUS KITCHEN/BREAKFAST ROOM together with TWO FURTHER RECEPTIONS, this property offers VERSATILE LIVING ACCOMMODATION. The property also benefits from a LARGE DRIVE leading to a GOOD SIZE GARAGE. Available LATE FEB for a LONG TERM LET!

- **Semi-Detached**
- **Three Bedrooms**
- **Large Kitchen/Breakfast Room**
- **Two Receptions**
- **En-Suite to Master**
- **Garage**
- **Great Location**
- **Available Late Feb**

**£2,195 per month**

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## Accommodation Comprises

### Entrance Hall

Quality wood floor covering, central heating thermostat, double radiator, coved ceiling with inset spot lights, staircase to the first floor, with spindled banister rail, door directly into the garage, doors to-

### Lounge 16'0" x 13'0" (4.88m x 3.96m)

U.P.V.C. double glazed window to the front, double radiator, understairs storage cupboard, coved ceiling, fitted carpet and curtains.

### Dining Room 14'0" x 11'0" (4.27m x 3.35m)

U.P.V.C. double glazed French doors to the rear garden, double radiator, coved ceiling, fitted carpet and curtains, door into the-

### Kitchen/ Breakfast Room 16'3" x 11'0" (4.95m x 3.35m)

Brand new range of light oak effect base and wall cupboards with drawers and worktops, built-in 4-ring Halogen electric hob with electric oven below and stainless steel extractor canopy over, integrated washing machine and fridge/freezer, part tiled walls, double radiator, laminated tiled effect flooring, coved ceiling with inset spot lights, U.P.V.C. double glazed windows with blinds and door to the rear garden

### Bathroom

Door off the hall, brand new white suite comprising shower cubicle, pedestal wash basin, low flush w/c, fully tiled walls, laminated tiled effect flooring, inset ceiling spot lights, chrome towel rail/radiator.

### Stairs to First Floor

### First Floor Landing

Spindled balustrade, doors to-

### Bedroom One 12'6" x 10'3" (3.81m x 3.12m)

U.P.V.C. double glazed window to the front, radiator, coved ceiling, fitted carpet and curtains, door to the-

### En-Suite

New white suite comprising shower cubicle with electric unit, pedestal wash basin, low flush w/c, fully tiled walls, ceramic tiled floor, chrome towel rail/radiator.

### Bedroom Two 14'4" x 8'0" (4.37m x 2.44m)

: 14'4" (4.27m) x 8' (2.44m). U.P.V.C. double glazed windows to the side and rear, radiator, fitted carpet and curtains.

### Bedroom Three 9'6" x 7'4" (2.90m x 2.24m)

## Exterior

### Rear Garden

The rear garden is approximately 30ft deep and includes excellent fencing, new patio, lawn and outside light.

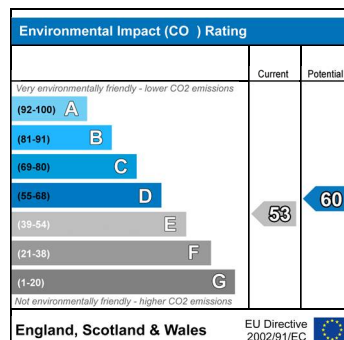
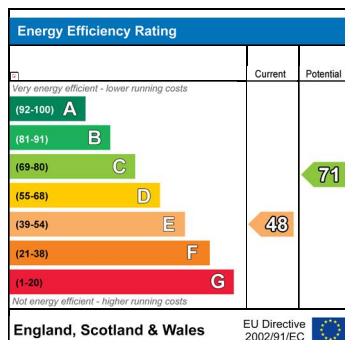
### Front Garden & Parking

Long drive to the front providing parking for 3 cars and leading to the...

### Garage 18'0" x 8'3" (5.49m x 2.51m)

With metal up and over door, light and power points, U.P.V.C. double glazed door to the rear garden.





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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.
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