



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Aubrey Avenue, London Colney, Hertfordshire, AL21NE



Tucked away in this quiet location is this **THREE** bedroom, **END OF TERRACE** family home. With own driveway and a **WEST FACING** rear garden. Within walking distance of local shops, parks and schools. Offered **CHAIN FREE !!!**

- **Lounge Area**
- **Dining Area**
- **Garden Room**
- **Kitchen**
- **Three Bedrooms**
- **Bathroom**
- **Sunny Rear Garden**
- **Own Driveway**

£440,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge Area **12'0" x 12'0" (3.66m x 3.66m)**

Dining Area **11'0" x 9'2" (3.35m x 2.79m)**

Garden Room **9'3" x 7'5" (2.82m x 2.26m)**

Kitchen **11'0" x 8'11" (3.35m x 2.72m)**

Stairs To First Floor

Landing

Bedroom One **12'0" x 11'0" (3.66m x 3.35m)**

Bedroom Two **12'1" x 11'1" (3.68m x 3.38m)**

Bedroom Three **6'10" x 6'3" (2.08m x 1.91m)**

Bathroom

Exterior

Rear Garden

Shed/Office with WC
(in need of some work)

Own Driveway



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.