

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

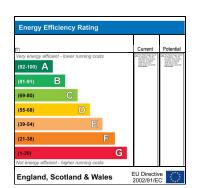
Shed/Office with WC (in need of some work)

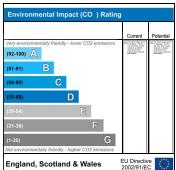












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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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.