

OLIVER

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Estate Agency with a personal touch!

Shenley Lane, London Colney, Herts, AL2



An EXTENDED, family home with STUNNING Kitchen/Diner opposite open fields. This property boast of THREE double bedrooms, Playroom, Utility Room, LARGE GARDEN and LARGE Driveway. Ideally located within very easy access of schools, shops and motorway links.

- Lounge
- Playroom
- Kitchen/Diner
- Utility & Guest WC
- Three **DOUBLE** Bedrooms
- Bathroom
- Large Rear Garden
- Large Driveway

£695,000 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Hall

Lounge 14'6" x 11'5" (4.42m x 3.48m)

Kitchen Area 17'8" x 11'9" (5.38m x 3.58m)

Dining Area 21'6" x 9'2" (6.55m x 2.79m)

Utility Room 9'2" x 7'0" (2.79m x 2.13m)

Guest Cloakroom

Playroom 18'2" x 6'9" (5.54m x 2.06m)

Stairs To First Floor

Landing

Bedroom One 12'4" x 11'5" (3.76m x 3.48m)

Bedroom Two 14'10" x 8'9" (4.52m x 2.67m)

Bedroom Three 14'0" x 7'7" (4.27m x 2.31m)

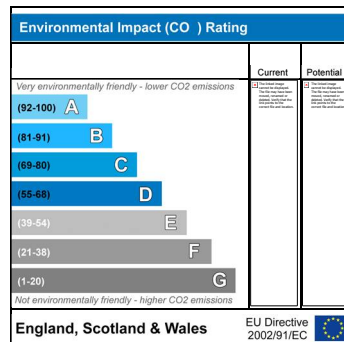
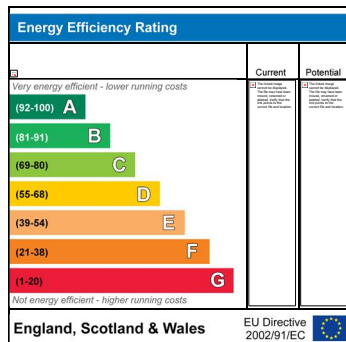
Bathroom

Exterior

Rear Garden

Large Driveway





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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.