



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## High Street, Colney Heath, Herts, AL4



Set in the 'HEART' of Colney Heath, this DETACHED property is in need of TOTAL REFURBISHMENT but has HUGE scope to extend (STPP). Offered CHAIN FREE and ideally located within easy access of all local motorway links.

- Detached
- Substantial Plot
- Three Bedrooms
- Village Location
- Chain Free
- IN NEED OF WORK

**£599,950 Freehold**

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## Accommodation Comprises

Entrance Porch

Entrance Hall

Lounge 14'11" x 10'10" (4.55m x 3.30m)

Dining Room 9'9" x 9'0" (2.97m x 2.74m)

Kitchen 9'11" x 8'11" (3.02m x 2.72m)

Guest WC

Stairs to First Floor

First Floor Landing

Bedroom One 14'11" x 11'0" (4.55m x 3.35m)

Bedroom Two 9'0" x 9'0" (2.74m x 2.74m)

Bedroom Three 8'9" x 8'3" (2.67m x 2.51m)

Family Bathroom

Exterior

Generous Rear Garden

Garage and 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>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.