

OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Harvey Road, London Colney, St Albans, Herts, AL2



REQUIRING COMPLETE MODERNISATION THROUGHOUT AND OFFERING GREAT POTENTIAL TO EXTEND.

This THREE BEDROOM property boasts a LARGER THAN AVERAGE BATHROOM AND THIRD BEDROOM.

Situated in a POPULAR LOCATION within EASY REACH OF LOCAL SHOPS, SCHOOLS AND AMENITIES, this home is OFFERED CHAIN FREE!

- **Requires Modernisation**
- **Three Bedrooms**
- **Large Bathroom**
- **Off Street Parking**
- **Potential to Extend**
- **Close to Amenities**
- **Chain Free!**
- **Popular Location**

£425,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge Area 11'11" x 11'8" (3.63m x 3.56m)

Dining Area 10'11" x 9'11" (3.33m x 3.02m)

Kitchen 11'2" x 7'9" (3.40m x 2.36m)

Stairs to First Floor

Landing

Bedroom One 11'11" x 11'2" (3.63m x 3.40m)

Bedroom Two 11'11" x 11'2" (3.63m x 3.40m)

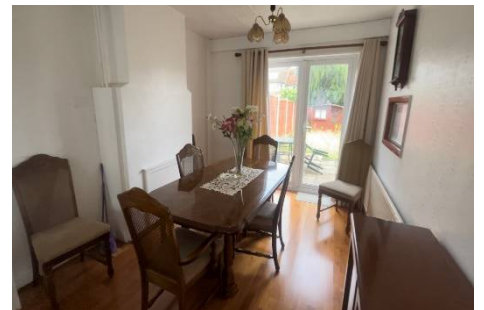
Bedroom Three 11'6" x 12'6" (3.51m x 3.81m)(L-Shaped)


Bathroom 7'8" x 7'3" (2.34m x 2.21m)(Exc Cupboard)


Exterior

Rear Garden

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

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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.
- (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.