



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Colne Gardens, London Colney, Herts, AL2



Located in the 'HEART' of London Colney Village, within very easy walking distance of local amenities and Village Green. This FOUR bedroom home offers very generous accommodation on three floors. Offered CHAIN FREE !!

- Over 1,400 Sq Ft
- Four Bedrooms
- Kitchen/Diner
- Family Room
- Lounge
- Rear Garden
- Off Street Parking
- Chain Free

**£499,950 Freehold**

# Colne Gardens, London Colney, Herts, AL2

## Accommodation Comprises

### Guest Cloakroom

Family Room **12'1" x 11'9" (3.68m x 3.58m)**

### Shower Room

Kitchen/Diner **20'6" x 14'11" (6.25m x 4.55m)**

### Utility Room

### Stairs To First Floor

Lounge **17'7" x 15'1" (5.36m x 4.60m)**

Bedroom One **13'1" x 9'5" (3.99m x 2.87m)**

### Stairs To Second Floor

Bedroom Two **15'1" x 8'11" (4.60m x 2.72m)**

Bedroom Three **11'6" x 8'11" (3.51m x 2.72m)**

Bedroom Four **9'5" x 6'7" (2.87m x 2.01m)**

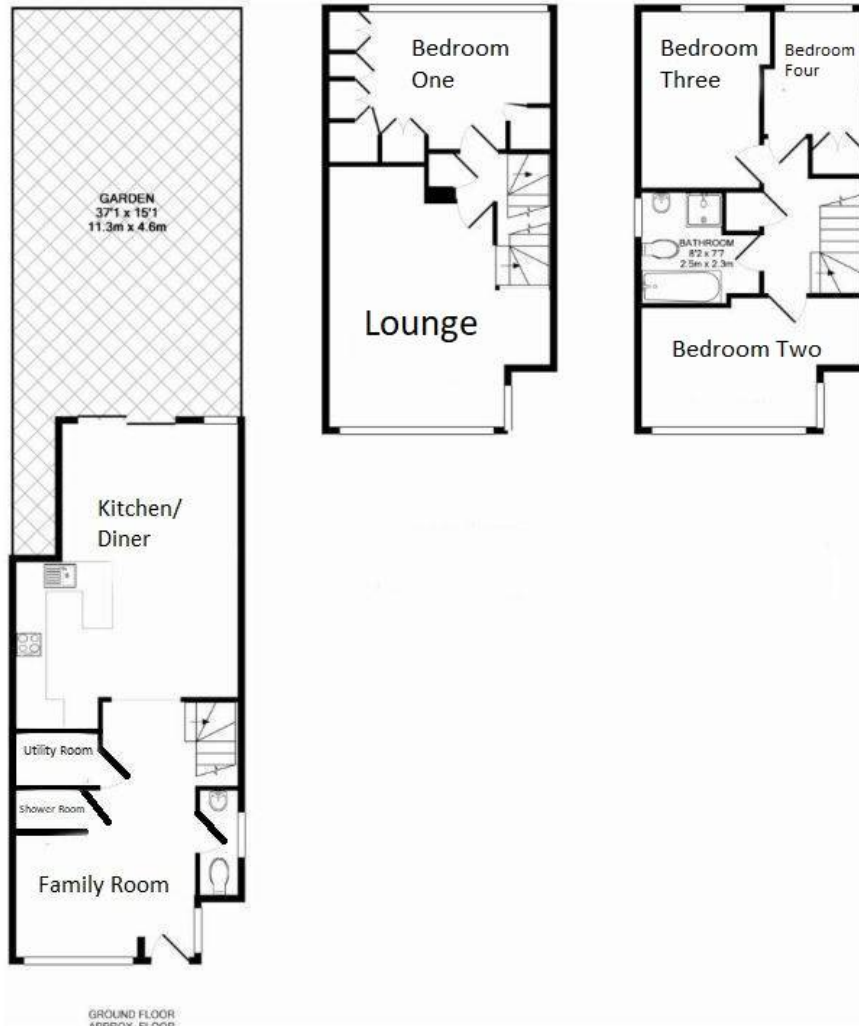
### Family Bathroom

### Exterior

### Rear Garden

### Off Street Parking





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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.