

Estate Agency with a personal touch!

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



Situated in a GREAT LOCATION in the HEART OF LONDON COLNEY VILLAGE this THREE BEDROOM FAMILY HOME is within WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS AND AMENITIES and also benefits from ROAD AND BUS LINKS CLOSEBY.

Boasting a GENEROUS REAR GARDEN, and OFF STREET PARKING, this home has EXCELLENT POTENTIAL TO EXTEND AND MODERNISE.

OFFERED CHAIN FREE!

- Semi Detached
- Three Bedrooms
- Two Receptions
- Generous Garden
- Popular Location Off Street Parking
- Close to Amenities
- Scope to Extend
- Chain Free!

£495,000 - Freehold

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Accommodation Comprises

Entrance Hall

Lounge 14'5" x 11'11" (4.39m x 3.63m)

Dining Room 10'10" x 9'0" (3.30m x 2.74m)

Kitchen 11'10" x 10'0" (3.61m x 3.05m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'3" x 11'0" (3.73m x 3.35m)

Bedroom Two 14'8" x 8'11" (4.47m x 2.72m)

Bedroom Three 9'0" x 7'7" (2.74m x 2.31m)

Family Bathroom

Exterior

Outbuildings Including WC

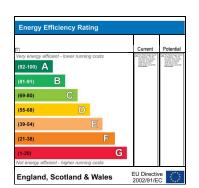
Rear Garden

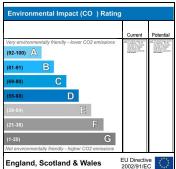
Front Garden











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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.