



# OLIVER

& AKERS EST.2014

*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**

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

## 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



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.