



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Kings Road, London Colney, Herts, AL2



A THREE bedroom FAMILY home with a STUNNING KITCHEN and LARGE BEAUTIFUL BATHROOM!! Located within very easy walking distance of all local amenities including schools, shops and parks. Offered CHAIN FREE

- Chain Free
- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Large Bathroom
- Rear Garden
- Own Driveway
- Larger Than Average

**£499,950 Freehold**

# Kings Road, London Colney, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Lounge 12'0" x 11'11" (3.66m x 3.63m)

Kitchen/Breakfast Room 18'4" x 11'0" (5.59m x 3.35m)

### Landing

Bedroom One 12'0" x 11'1" (3.66m x 3.38m)

Bedroom Two 12'0" x 11'1" (3.66m x 3.38m)

Bedroom Three 12'9" x 11'6" (3.89m x 3.51m)(Max Points)

Bathroom 10'6" x 10'5" (3.20m x 3.18m)(Max Pts)

### Exterior

### Rear Garden

### 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>		
(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	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**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.