



OLIVER

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Estate Agency with a personal touch!

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



This SPACIOUS DETACHED house extends over 1200 sq ft!
A LOVELY FAMILY HOME boasting a GENEROUS KITCHEN/ FAMILY ROOM which is GREAT FOR ENTERTAINING alongside TWO FURTHER RECEPTION ROOMS, THREE DOUBLE BEDROOMS, TWO BATHROOMS, a SECLUDED REAR GARDEN, GARAGE and OFF STREET PARKING.
Tucked away in a VERY PRIVATE POSITION yet within the "heart" of London Colney Village this super property is IDEALLY SITUATED for local schools, shops and amenities and has GREAT ROAD and TRANSPORT LINKS.

- Detached Home
- Kitchen/Family Room
- Two Further Receptions
- Guest WC
- Three Double Bedrooms
- Two Bathrooms
- Garage
- Rear Garden

Offers in excess of £575,000 **Freehold**

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge 15'3" x 11'0" (4.65m x 3.35m)

Kitchen/Family Room 22'6" x 17'2" (6.86m x 5.23m)

Study 11'0" x 5'3" (3.35m x 1.60m)

Stairs To First Floor

Landing

Bedroom One 17'0" x 12'0" (5.18m x 3.66m)

En-Suite Shower Room

Bedroom Two 12'6" x 8'6" (3.81m x 2.59m)

Bedroom Three 12'6" x 8'6" (3.81m x 2.59m)

Bathroom

Exterior

Rear Garden

Garage

Driveway

Other Information

This property benefits from 4KW Solar Panels.





Total Area: 120.6 m² ... 1298 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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			
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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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- (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.