

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.

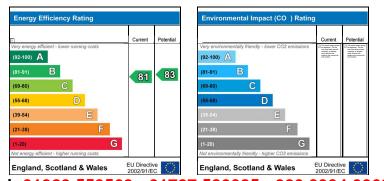








Total Area: 120.6 m² ... 1298 ft² (excluding garden)
All measurements are approximate and for display purposes only



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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.