



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Thamesdale, London Colney, St Albans, Herts, AL2



This SPACIOUS DETACHED, three bedroom property is ideally positioned for local shops, schools and amenities. Situated near the CONSERVATION AREA in London Colney with country walks and riverside pubs on the doorstep, this GREAT FAMILY HOME also benefits from SUPER ROAD AND TRANSPORT LNKS. Available CHAIN FREE!!

- **Detached Home**
- **Three Bedrooms**
- **Three Receptions**
- **Secluded Rear Garden**
- **Off Street Parking**
- **Close to Shops**
- **Great Road Links**
- **Chain Free!**

**£595,000 Freehold**

# Thamesdale, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

Entrance Hall

Guest WC

Dining Area **9'9" x 7'8" (2.97m x 2.34m)**

Kitchen **18'6" x 7'7" (5.64m x 2.31m)**

Family Room / Study **15'9" x 8'2" (4.80m x 2.49m)**

Lounge **18'6" x 10'8" (5.64m x 3.25m)**

Stairs to First Floor

Bedroom One **21'10" x 9'3" (6.65m x 2.82m)**

Bedroom Two **18'6" x 8'10" (5.64m x 2.69m)**

Bedroom Three **11'3" x 9'3" (3.43m x 2.82m)**

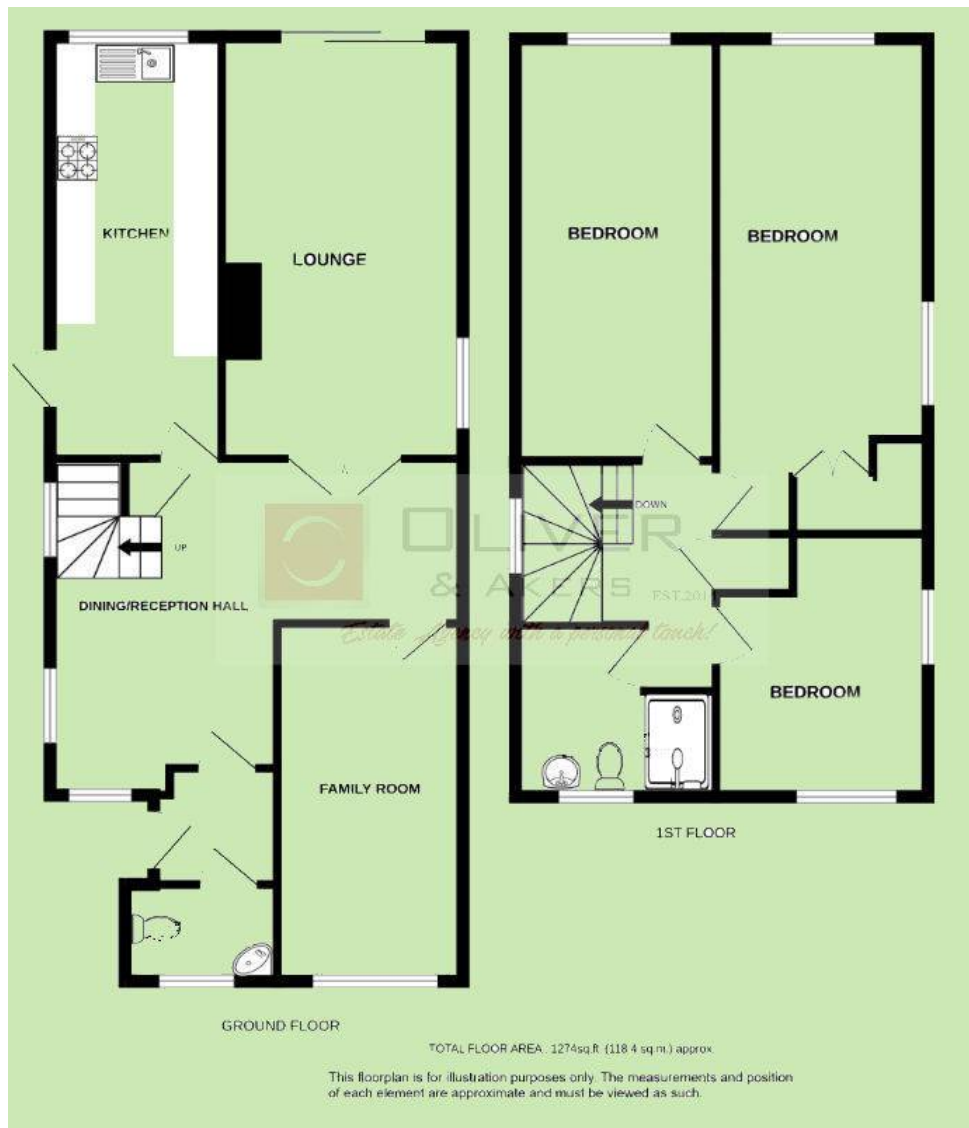
Family Bathroom **8'2" x 7'2" (2.49m x 2.18m)**

Exterior

Rear Garden

Front Garden and Parking





Energy Efficiency Rating		Current	Potential
<small>1</small> 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		<small>2</small> The current energy efficiency rating is based on the energy performance of the property as it is.	<small>3</small> The potential energy efficiency rating is based on the energy performance of the property if all recommended measures were implemented.
England, Scotland & Wales EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>1</small> 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		<small>2</small> The current environmental impact rating is based on the CO <sub>2</sub> emissions of the property as it is.	<small>3</small> The potential environmental impact rating is based on the CO <sub>2</sub> emissions of the property if all recommended measures were implemented.
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.