

Estate Agency with a personal touch!

Summerfield Close, London Colney, Herts, AL2



An EXTENDED, family home in this sought-after cul-de-sac in London Colney. Currently with a DOWNSTAIRS bedroom and large wet room, three bedrooms upstairs and a LARGE REAR GARDEN. Ideally located within very easy access of all local amenities.

- FOUR BEDROOMS
- Bathroom & Wet Room
- Extended Lounge/Diner
- Large Rear Garden
- Driveway & Garage
- Kitchen

£525,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge/Diner 22'3" x 12'7" (6.78m x 3.84m)

Kitchen 9'8" x 8'4" (2.95m x 2.54m)

Bedroom Four 12'0" x 9'2" (3.66m x 2.79m)

Wet Room 9'0" x 5'10" (2.74m x 1.78m)

Stairs To First Floor

Landing

Bedroom One 12'8" x 12'8" (3.86m x 3.86m)(Max Points)

Bedroom Two 12'8" x 9'4" (3.86m x 2.84m)(Max Points)

Bedroom Three 8'9" x 7'6" (2.67m x 2.29m)

Bathroom

WC

Exterior

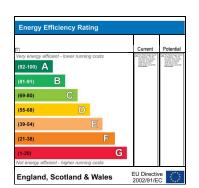
Front & Rear Gardens

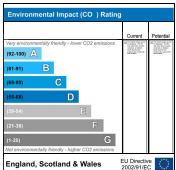












Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email:sales@oliverandakers.com

Web: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.