



OLIVER

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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

Garage & Driveway



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.
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