



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Coombes Road, London Colney, Herts, AL2



A LARGE, four bedroom, two bathroom FAMILY HOME with a 30ft Kitchen/diner! This IMPRESSIVE property is kept in good condition throughout and is located within very easy access of all local schools, shops and motorway links.

- Lounge Area
- Study
- 30ft Kitchen/Diner
- Utility Room
- Four Bedrooms
- Two Bathrooms
- Rear Garden
- Own Driveway

**£695,000 Freehold**

# Coombes Road, London Colney, Herts, AL2

## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Study 12'1" x 8'9" (3.68m x 2.67m) (Exc Storage)

Lounge Area 12'0" x 12'0" (3.66m x 3.66m)

Kitchen/Dining Room 30'7" x 20'9" (9.32m x 6.32m)(Max Points)

Utility Room 12'1" x 5'7" (3.68m x 1.70m)

Stairs To First Floor

Landing

Bedroom One 11'9" x 11'8" (3.58m x 3.56m)

En-Suite Wet Room

Bedroom Two 12'1" x 11'11" (3.68m x 3.63m)

Bedroom Three 12'0" x 11'2" (3.66m x 3.40m)

Bedroom Four 7'7" x 5'6" (2.31m x 1.68m)

Large Family Bathroom

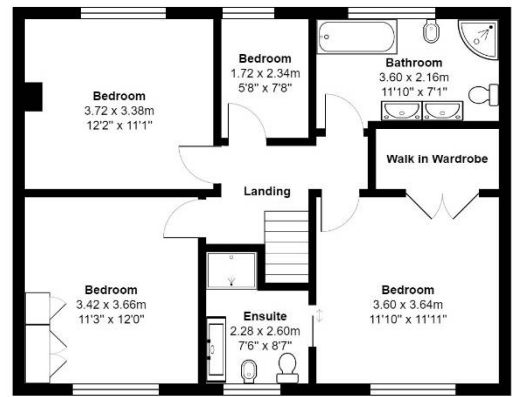
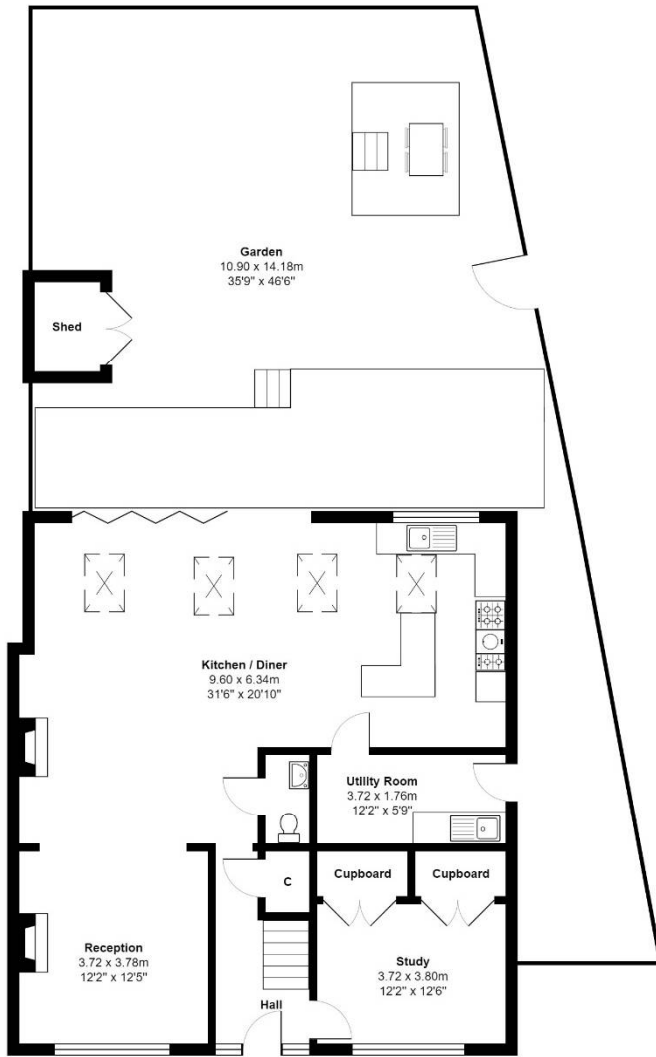
Exterior

Rear Garden

With Detached home office/salon

Driveway





Total Area: 166.4 m<sup>2</sup> ... 1791 ft<sup>2</sup> (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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**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.