



OLIVER

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Estate Agency with a personal touch!

Napsbury Avenue, London Colney, Herts, AL2



An EXTENDED THREE BEDROOM FAMILY HOME, in need of some decoration but with POTENTIAL TO CONVERT THE ATTIC (Subject to PP).

This property is situated in a POPULAR LOCATION in London Colney with easy access to all local amenities, including schools, shops transport and motorway links.

- Three Bedrooms
- Extended on Ground Floor
- Kitchen/Breakfast Room
- Guest WC/Shower Room
- Secluded Rear Garden
- Off Street Parking
- Potential to Modernise
- In Need Of Decoration Popular Location

£425,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC/Shower Room

Lounge 12'1" x 12'1" (3.68m x 3.68m)

Dining Room 10'9" x 10'3" (3.28m x 3.12m)

Kitchen/Breakfast Room 16'7" x 14'9" (5.05m x 4.50m)(Max Points)

Stairs To First Floor

Landing

Bedroom One 12'2" x 11'1" (3.71m x 3.38m)

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

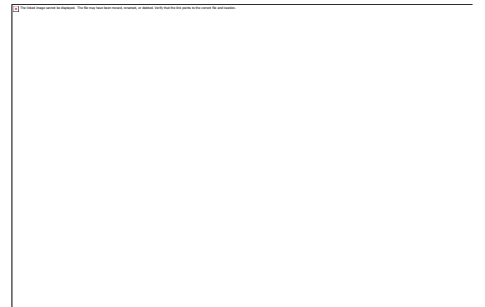
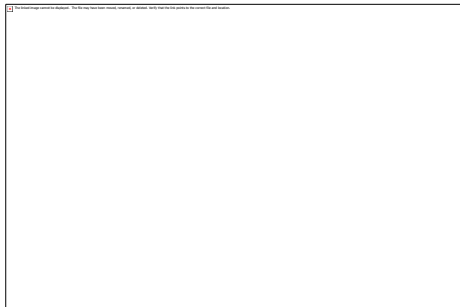
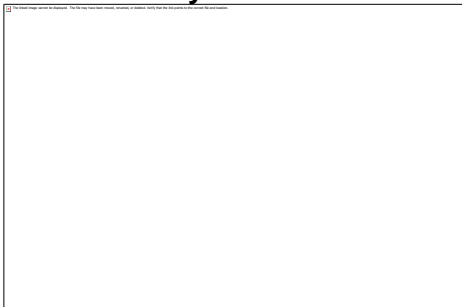
Bedroom Three 6'9" x 6'3" (2.06m x 1.91m)


Bathroom


Exterior

Garden

Own 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		
(1-20) G		
Not energy efficient - higher running costs		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.