



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Summerfield Close, London Colney, Herts, AL2



Situated in a QUIET CUL-DE-SAC, this THREE BEDROOM SEMI-DETACHED property has BAGS OF POTENTIAL TO EXTEND. Situated in the HEART OF THE VILLAGE this FAMILY HOME is IDEALLY SITUATED FOR LOCAL, SHOPS, SCHOOLS, AMENITIES and has GREAT ROAD AND TRANSPORT LINKS!

- **Semi-Detached**
- **Three Bedrooms**
- **Generous Rear Garden**
- **Substantial Front Garden**
- **Garage & Long Driveway**
- **Quiet Cul-De-Sac**
- **Close to Amenities**
- **Potential to Extend**

Offers in excess of £500,000

Summerfield Close, London Colney, Herts, AL2

Accommodation Comprises

Entrance Porch

Entrance Hall

Lounge **12'6" x 11'6" (3.81m x 3.51m)**

Kitchen / Breakfast Room **19'0" x 10'8" (5.79m x 3.25m)**

Lean to / Conservatory **10'0" x 8'7" (3.05m x 2.62m)**

Stairs to First Floor

Bedroom One **12'11" x 10'10" (3.94m x 3.30m)**

Bedroom Two **10'6" x 9'4" (3.20m x 2.84m)**

Bedroom Three **8'10" x 7'0" (2.69m x 2.13m)**

WC

Shower Room

Exterior

Rear Garden

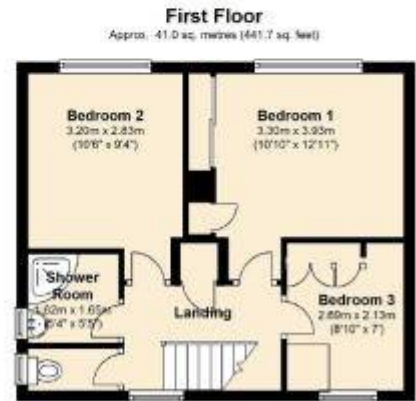
Generous rear garden

Front Garden

Substantial front garden

Garage and Parking





Total area: approx. 90.3 sq. metres (971.6 sq. feet)

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.