



OLIVER

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Estate Agency with a personal touch!

Summers Way, Waterside, London Colney, Herts, AL2



RARELY AVAILABLE!! Oliver and Akers are delighted to be offering this TWO BEDROOM CHARACTER COTTAGE nestled on the bank of the river! Situated in a STUNNING LOCATION yet still within easy reach of local shops, schools and amenities, this charming home also benefits from GREAT ROAD AND TRANSPORT LINKS.

This property IN NEED OF MODERNISATION THROUGHOUT,
is OFFERED CHAIN FREE!

- **Character Cottage**
- **Idyllic Location**
- **Two Bedrooms**
- **Scope to Modernise**
- **Secluded Rear Garden**
- **Parking**
- **Chain Free!**
- **Close to Amenities**

£396,000 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Porch Door to front. Single glazed windows to front & side aspects. Tiled floor.

Lounge 11'11" x 11'11" (3.63m x 3.63m)

Open fireplace with brick surround. Radiator. TV & telephone points. Picture rails. Stairs to first floor. Double glazed window to front aspect. Door to:

Dining / Family Room 13'8" x 9'1" (4.17m x 2.77m)

Radiator. Storage cupboard. Double glazed door to rear garden. Double glazed windows to side & rear aspects.

Kitchen 7'2" x 7'1" (2.18m x 2.16m)

Fitted kitchen comprising a range of base & wall mounted units. Roll edge worktops incorporating sink & drainer unit. Freestanding electric oven. Electric hob. Cookerhood. Space for washing machine, dishwasher & fridge/freezer. Door to dining/family room. Single glazed window to rear aspect.

Shower Room

Suite comprising: Double shower cubicle, wash hand basin, low level W.C. Part tiled walls. Extractor fan. Heated towel rail. Spotlights. Tiled floor. Window to rear aspect.

Stairs to First Floor

First Floor Landing

Bedroom One 12'1" x 9'1" (3.68m x 2.77m)

Cupboard. Radiator. Picture rails. Double glazed window to front aspect.

Bedroom Two 10'11" x 7'11" (3.33m x 2.41m)

Fitted wardrobes. Radiator. Loft access. Double glazed window to rear aspect.

Exterior

Front Garden

Brick & gate enclosed. Pathway to front. A variety of shrubs & bushes. External light.

Rear Garden

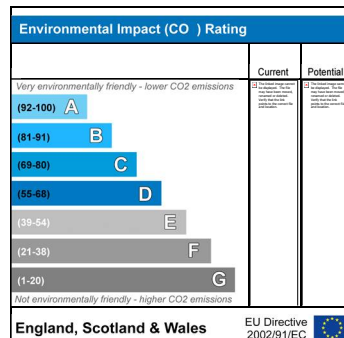
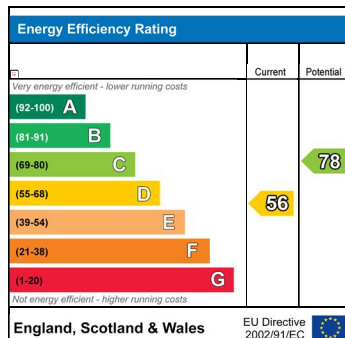
Rear Garden Fence enclosed. Lawned area. Patio area. Shed. Variety of shrubs & bushes. Gate to side. External light.





Total area: approx. 57.4 sq. metres (618.0 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Green Energy Matters. Plan produced using The Mobile Agent.



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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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