



OLIVER

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Estate Agency with a personal touch!

Collingwood Drive, London Colney, St Albans, Herts, AL2



Situated in a QUIET CUL-DE-SAC, this ONE DOUBLE BEDROOM HOUSE, benefits from a GENEROUS PRIVATE GARDEN. Within a short stroll of local shops and amenities and with GREAT ROAD LINKS, this property is available MID NOVEMBER.

- Terraced House
 - One Double Bedroom
 - Lounge/ Diner
 - Generous Garden
 - Allocated Parking
 - Quiet Cul-De-Sac
 - Close to Amenities
 - Available Mid November
- £1,250 per month**

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Accommodation Comprises

Entrance Porch

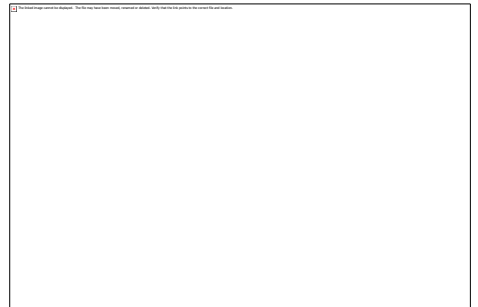
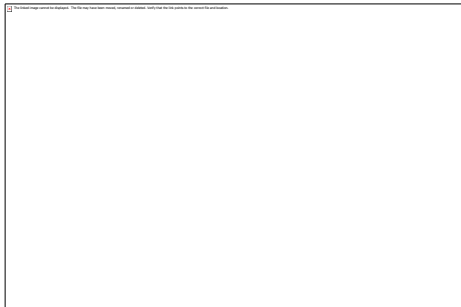
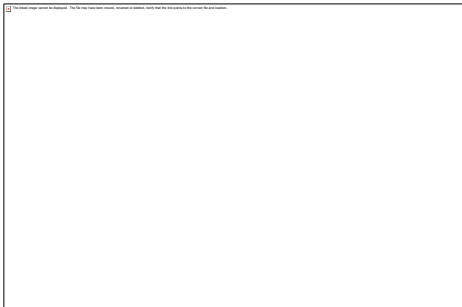
Lounge/ Diner 15'3" x 10'5" (4.65m x 3.18m)

Kitchen 8'10" x 6'10" (2.69m x 2.08m)

Stairs to First Floor

Bedroom 13'0" x 9'2" (3.96m x 2.79m)

Bathroom





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		
	55	87
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	

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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.