

Estate Agency with a personal touch!

Meadow Close, London Colney, St Albans, Herts, AL2



With AMAZING PARKING, OWN GARDEN and GARAGE...This TWO bedroom top floor maisonette has further scope to do a loft conversion also! Ideally located in the 'Heart' of London Colney Village giving easy access to all local shops, pubs, schools and motorway links.

- Two Double Bedrooms
 Long Lease
- Top Floor
- Own Garage
- Large Garden

- Amazing Parking
- Potential Loft Conversion
- Central Location

£315,000 Leasehold

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Accommodation

Entrance Lobby

Stairs to all rooms

Landing

Lounge/Diner 12'11" x 12'0" (3.94m x 3.66m)

Kitchen 9'10" x 6'4" (3.00m x 1.93m)

Bedroom One 12'1" x 10'0" (3.68m x 3.05m)

Bedroom Two 9'11" x 8'7" (3.02m x 2.62m)

Bathroom

Exterior

Rear Garden

Mainly laid to lawn, gated access to front

Front Garden

Garage & Parking

Private garage with parking in front

Lease

Lease in excess of 900 years





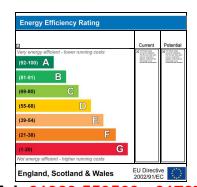


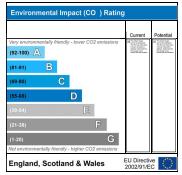
First Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.

Plan produced using PlanUp.





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.