

OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

St Annes Road, London Colney, Herts, AL2



Set within this sought after location is this **SPACIOUS FAMILY HOME**. With four bedrooms, two bathrooms and two reception rooms this well balanced property has been well extended. With a large driveway and rear garden this property does tick most boxes!

- Lounge/Diner
- Kitchen/Breakfast Room
- Utility & Guest WC
- Study/Family Room
- Four Bedrooms
- Bathroom & Wet Room
- Large Rear Garden
- Large Driveway

£625,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge/Diner **22'4" x 11'7" (6.81m x 3.53m)**

Kitchen/Breakfast Room **22'2" x 13'8" (6.76m x 4.17m)**

Utility Room **10'2" x 4'9" (3.10m x 1.45m)**

Stairs To First Floor

Landing

Bedroom One **11'4" x 11'3" (3.45m x 3.43m)**

Bedroom Two **12'8" x 9'6" (3.86m x 2.90m)(Exc Wardrobes)**

Bedroom Three **13'8" x 7'3" (4.17m x 2.21m)(Max Points)**

Bedroom Four **11'7" x 9'9" (3.53m x 2.97m)(Max Points)**

Wet Room

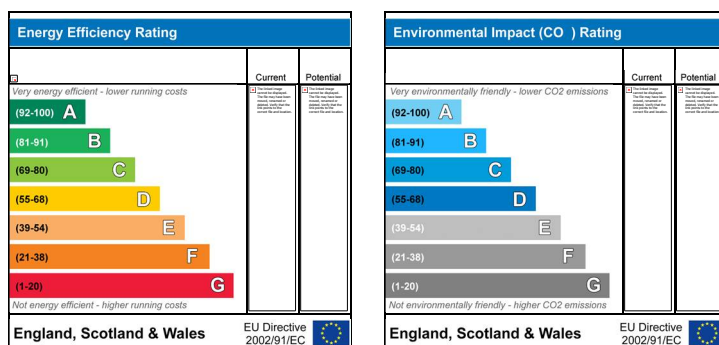
Family Bathroom

Exterior

Large Rear Garden

Large Driveway





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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.