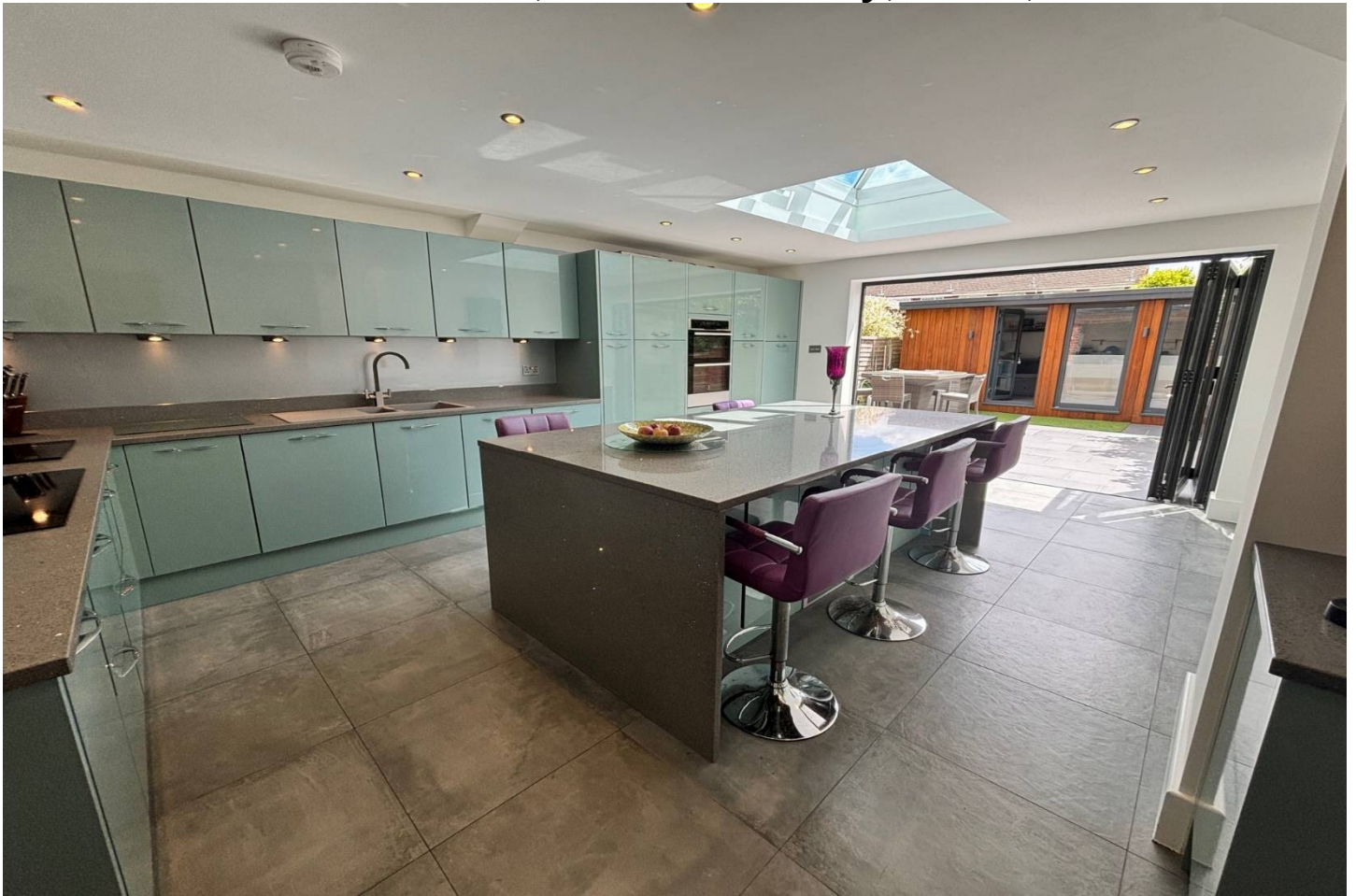


# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## St Annes Road, London Colney, Herts, AL2



A three bedroom home with an ABSOLUTE WOW KITCHEN/DINER!! This extended property also boasts of a detached home office. Ideally located within easy access of local shops, parks, schools and nearby nature walks.

- Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Detached Home Office
- Garage
- Own Driveway
- Great Location

**£550,000 Freehold**

# St Annes Road, London Colney, Herts, AL2

Accommodation Comprises

Entrance Porch

Lounge **19'9" x 16'3" (6.02m x 4.95m)**

Kitchen/ Dining Room **19'8" x 14'9" (5.99m x 4.50m)**

Stairs to First Floor

First Floor Landing

Bedroom One **11'10" x 9'6" (3.61m x 2.90m)**

Bedroom Two **11'10" x 9'6" (3.61m x 2.90m)**

Bedroom Three **10'0" x 6'7" (3.05m x 2.01m)**

Family Bathroom

Exterior

Rear Garden

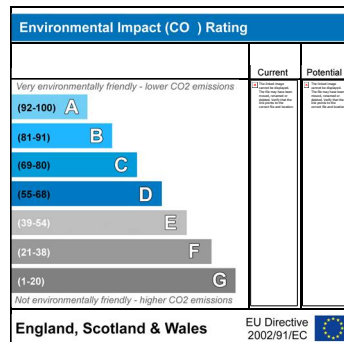
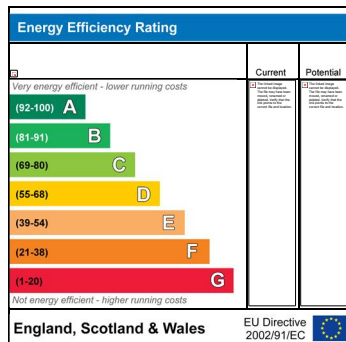
Detached Home Office **17'11" x 11'1" (5.46m x 3.38m)**

Garage

Accessed from Hardwick Place

Front Driveway





**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://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.