



OLIVER

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Estate Agency with a personal touch!

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



Currently in use as a working childcare setting, this EXTENDED THREE BEDROOM property is IDEALLY LOCATED for local shops, schools and amenities. Situated near the CONSERVATION AREA in London Colney the property is within easy reach of riverside pubs and restaurants and lovely countryside walks. Boasting a secluded rear garden with LARGE SUMMER HOUSE offering HOME OFFICE POTENTIAL This SEMI DETACHED home also benefits from GREAT ROAD AND TRANSPORT LINKS.

Offered CHAIN FREE!

- **Semi-Detached**
- **Three Bedrooms**
- **Conservatory**
- **Good Size Garden**
- **Large Summer House**
- **Close to Amenities**
- **Great Transport Links**
- **Chain Free!**

£499,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 15'8" x 14'7" (4.78m x 4.45m)

Kitchen/Diner 14'7" x 8'5" (4.45m x 2.57m)

Conservatory 9'2" x 8'9" (2.79m x 2.67m)

Stairs to First Floor

Bedroom One 10'8" x 8'6" (3.25m x 2.59m)

Bedroom Two 13'3" x 8'6" (4.04m x 2.59m)

Bedroom Three 10'4" x 5'10" (3.15m x 1.78m)

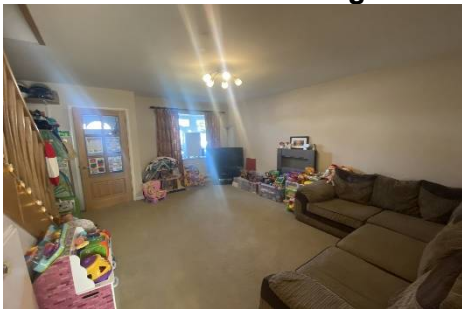
Bathroom

Exterior

Rear Garden 43'1" x 29'1" (13.13m x 8.86m)

Cabin/ Summerhouse 15'8" x 15'7" (4.78m x 4.75m)

Front Garden and Parking





Total Area: 76.4 m² ... 823 ft² (excluding garden)
 All measurements are approximate and for display purposes only



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			
		68	82
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.