



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



This **FOUR BEDROOM SEMI-DETACHED** property is a **LOVELY FAMILY HOME!** Boasting **THREE RECEPTIONS, A GENEROUS SECLUDED MATURE REAR GARDEN** and **OFF STREET PARKING** for **MULTIPLE VEHICLES**, this property is ideally situated for popular schools and also benefits from **GREAT ROAD** and **TRANSPORT LINKS**.

- **Semi-Detached**
- **Four Bedrooms**
- **En-Suite to Master**
- **Three Receptions**
- **Utility Room**
- **Guest WC**
- **Generous Secluded Garden**
- **Parking for Multiple Cars**

£699,950 Freehold

High Street, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Entrance Hall

Lounge 12'9" x 12'0" (3.89m x 3.66m)

Kitchen/ Breakfast Room 17'6" x 16'4" (5.33m x 4.98m)

Utility Room

Guest WC

Dining Room 12'0" x 12'0" (3.66m x 3.66m)

Conservatory/Garden Room 11'10" x 10'5" (3.61m x 3.18m)

Stairs to First Floor

First Floor Landing

Bedroom One 11'3" x 10'5" (3.43m x 3.18m)

En-Suite Shower Room

Bedroom Two 10'9" x 9'9" (3.28m x 2.97m)

Bedroom Three 10'9" x 9'9" (3.28m x 2.97m)

Bedroom Four 8'2" x 7'1" (2.49m x 2.16m)

Exterior

Rear Garden

Front Garden and Parking

Off street parking for multiple vehicles



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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.