

Estate Agency with a personal touch!

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



Situated in a QUIET CUL-DE-SAC within easy reach of local shops, schools and amenities, this THREE BEDROOM SEMI-DETACHED PROPERTY offers SPACIOUS ACCOMMODATION THROUGHOUT. Benefitting from a GARAGE and OFF STREET PARKING

and with ADDITIONAL SCOPE TO DEVELOP FURTHER (subject to PP)

This home is available CHAIN FREE!

Semi-Detached

- Secluded Rear Garden
- Three Bedrooms
- Close to Amenities
- Three Reception Rooms
 Great Road/ Transport Links
- Modern Bathroom
- Chain Free!

£585,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 16'1" x 11'0" (4.90m x 3.35m)

Kitchen 11'5" x 10'8" (3.48m x 3.25m)

Dining Room 11'5" x 10'10" (3.48m x 3.30m)

Conservatory 13'9" x 10'5" (4.19m x 3.18m)

Bathroom

First Floor Landing

Bedroom One 12'8" x 10'11" (3.86m x 3.33m)

Bedroom Two 11'1" x 9'6" (3.38m x 2.90m)

Bedroom Three 9'6" x 7'5" (2.90m x 2.26m)

Rear Garden

Front Garden and Parking



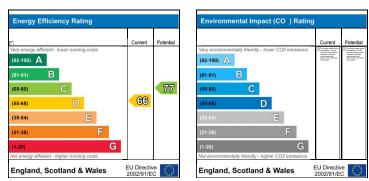




Ground Floor



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.