



OLIVER

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Estate Agency with a personal touch!

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



This TWO DOUBLE BEDROOM property is IDEALLY LOCATED FOR SHOPS, SCHOOLS and AMENITIES and with GREAT ROAD and TRANSPORT LINKS. The additional of a CONSERVATORY with underfloor heating provides extra reception space and opens to the RECENTLY LANDSCAPED REAR GARDEN. Boasting TWO PARKING SPACES, this property MUST BE VIEWED!!

- **Two Double Bedrooms**
- **Lounge/Diner**
- **Conservatory**
- **Guest WC**
- **Parking for 2 Cars**
- **Pretty Rear Garden**
- **Great Road Links**
- **Close to Amenities**

£399,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Kitchen **8'0" x 6'1" (2.44m x 1.85m)**

Lounge **15'0" x 11'7" (4.57m x 3.53m)**

Conservatory

With underfloor heating.

Stairs to First Floor

First Floor Landing

Bedroom One **12'8" x 8'3" (3.86m x 2.51m)**

Bedroom Two **12'8" x 8'3" (3.86m x 2.51m)**

Bathroom

Exterior

Rear Garden

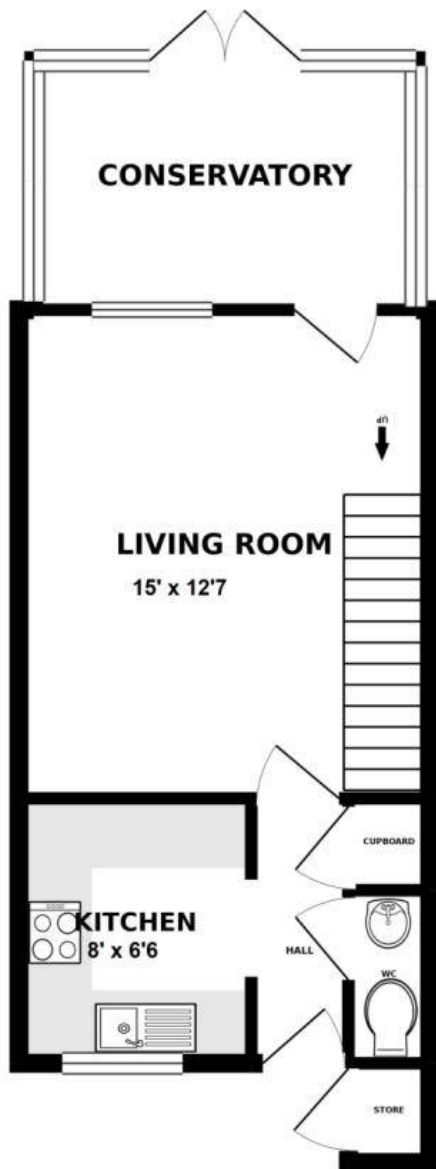
Recently landscaped, decked seating area and timber shed.

Front Garden and Parking

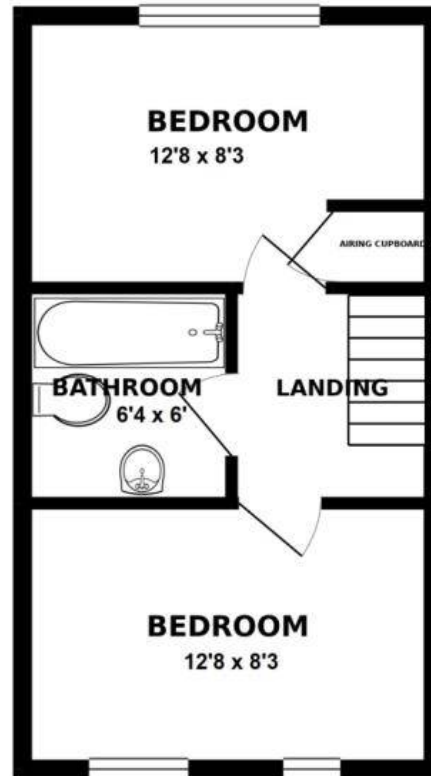
Off street parking for 2 cars



GROUND FLOOR 37.04 sq. m.
(398.71 sq. ft.)



1ST FLOOR 27.77 sq. m.
(298.96 sq. ft.)



TOTAL FLOOR AREA : 64.82 sq. m. (697.68 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
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.