

# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Napsbury Avenue, London Colney, St Albans, Herts, AL2**



Situated in a **POPULAR LOCATION** within easy reach of local shops, schools and amenities, this **THREE BEDROOM** property offers **GREAT SCOPE TO EXTEND**. Ideally situated for **ROAD AND TRANSPORT LINKS**. This home is **OFFERED CHAIN FREE!**

- **Three Bedrooms**
- **Kitchen/ Breakfast Room**
- **Lounge**
- **Garden**
- **Off Street Parking**
- **Close to Amenities**
- **Scope to Extend**
- **Chain Free!**

**£465,000 Freehold**

# Napsbury Avenue, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Lounge 12'2" x 12'2" (3.71m x 3.71m)

Kitchen / Breakfast Room 18'4" x 11'0" (5.59m x 3.35m)

### Stairs to First Floor

### First Floor Landing

Bedroom One 12'0" x 12'2" (3.66m x 3.71m)

Bedroom Two 12'0" x 11'6" (3.66m x 3.51m)

Bedroom Three 7'0" x 6'2" (2.13m x 1.88m)

### Bathroom

### Exterior

### Rear Garden

### Front Garden & Parking





**Ground Floor**

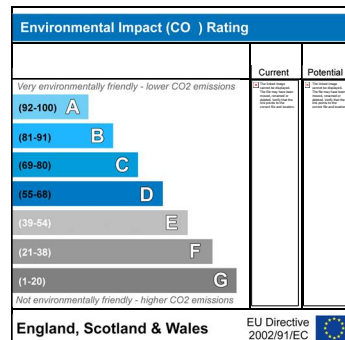
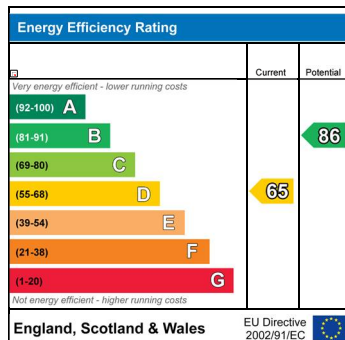


**First Floor**

Total floor area 126.0 sq. m. (1,356 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.
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