



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Collingwood Drive, London Colney, Herts, AL2



A RARE opportunity to buy a one-bedroom FREEHOLD property with its OWN GARDEN and PARKING! Located within easy access of all of London Colney's amenities including motorway links.  
Offered CHAIN FREE!!

- Lounge
- Kitchen
- Bathroom
- Double Bedroom
- Off Street Parking
- Low Maintenance Garden
- CHAIN FREE
- Cul-De-Sac Location

Offers over £299,950 **Freehold**

# **Collingwood Drive, London Colney, Herts, AL2**

**Accommodation Comprises**

**Entrance Porch**

**Lounge/Diner 15'3" x 11'5" (4.65m x 3.48m)(Max Points)**

**Kitchen 8'10" x 6'0" (2.69m x 1.83m)**

**Stairs To First Floor**

**Landing**

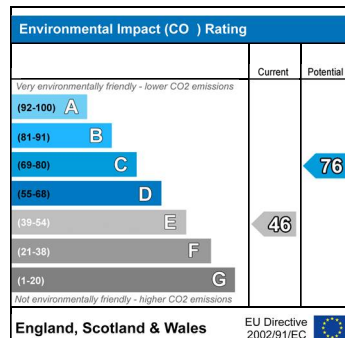
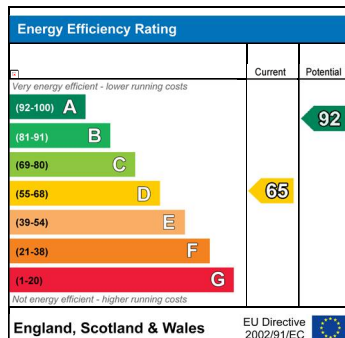
**Bedroom 13'0" x 9'2" (3.96m x 2.79m)(Max Points)**

**Bathroom**

**Exterior**

**Own Garden**

**Own Parking**



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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.