

OLIVER

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Estate Agency with a personal touch!

Kings Road, London Colney, Herts, AL2



A THREE bedroom, SEMI DETACHED family home offered CHAIN FREE! This property has the added benefits of a DETACHED HOME OFFICE and OWN DRIVEWAY. Ideally located within easy access of local shops, parks and schools.

- Lounge
- Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Rear Garden & Detached Office
- Own Driveway

£550,000 Freehold

Kings Road, London Colney, Herts, AL2

Accommodation Comprises

Entrance Hall

Lounge **3.71m x 3.51m (12'2" x 11'6")**

Dining Room **3.32m x 3.29m (10'11" x 10'10")**

Conservatory **4.65m x 2.73m (15'3" x 8'11")**

Kitchen **2.34m x 2.02m (7'8" x 6'8")**

Stairs To First Floor

Landing

Bedroom One **3.88m x 2.71m (12'9" x 8'11")**

Bedroom Two **3.29m x 2.81m (10'10" x 9'3")**

Bedroom Three **2.35m x 2.05m (7'9" x 6'9")**

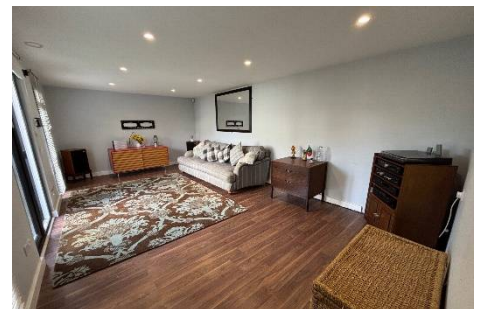
Bathroom

Exterior

Rear Garden

Detached Home Office **6.57m x 3.18m (21'7" x 10'5")**

Own Driveway





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

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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.
- (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.
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