

Estate Agency with a personal touch!

Tovey Close, London Colney, Herts, AL2



Situated in a QUIET CUL-DE-SAC within EASY REACH of local shops, schools, amenities and transports links is this TWO DOUBLE BEDROOM SEMI DETACHED home. The addition of a CONSERVATORY provides EXTRA RECEPTION SPACE and is complimented by a SECLUDED REAR GARDEN. The property benefits from TWO ALLOCATED PARKING SPACES with ample visitor spaces nearby. OFFERED CHAIN FREE

- Lounge
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Rear Garden
- Parking
- Offered CHAIN FREE

£399,950 Freehold

# **Tovey Close, London Colney, Herts, AL2**

### **Accommodation Comprises**

#### **Entrance Hall**

Lounge 15'0" x 12'7" (4.57m x 3.84m)

Kitchen 8'9" x 7'10" (2.67m x 2.39m)

Conservatory 10'10" x 10'10" (3.30m x 3.30m)

Landing

Bedroom One 14'0" x 9'3" (4.27m x 2.82m)

Bedroom Two 9'7" x 6'2" (2.92m x 1.88m)

**Bathroom** 

**Exterior** 

**Rear Garden** 

## **Parking**



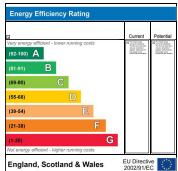


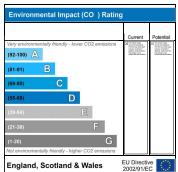


#### **Ground Floor**

Approx. 38.4 sq. metres (413.2 sq. feet)







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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.