



# OLIVER

& AKERS EST.2014

*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)



## First Floor

Approx. 28.0 sq. metres (301.9 sq. feet)



OLIVER & AKERS

*Estate Agency with a personal touch.*

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**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.