



**OLIVER**  
**& AKERS** EST.2014

*Estate Agency with a personal touch!*

**Harvey Road, London Colney, Herts, AL2**



Located within this sought after location within easy access of local shops, parks, schools and nearby motorway links. IN NEED OF SOME MODERNISATION and offering scope for extension (STPP), is this SPACIOUS, three bedroom family home with rear garden and OWN DRIVEWAY! Offered CHAIN FREE!!

- Lounge Area
- Dining Area
- Kitchen
- Three Bedrooms
- Large Bathroom
- Rear Garden
- Own Driveway
- Offered CHAIN FREE

**£425,000 Freehold**

# Harvey Road, London Colney, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Lounge / Diner **23'5" x 12'5" (7.14m x 3.78m)(Max Points)**

Lounge Area **12'5" x 12'1" (3.78m x 3.68m)**

Dining Area **11'5" x 10'4" (3.48m x 3.15m)**

Kitchen **11'0" x 7'9" (3.35m x 2.36m)**

### Stairs To First Floor

### Landing

Bedroom One **12'11" x 9'9" (3.94m x 2.97m)(exc Wardrobes)**

Bedroom Two **12'5" x 11'1" (3.78m x 3.38m)**

Bedroom Three **11'4" x 10'5" (3.45m x 3.18m)(Max Points)**

Family Bathroom **10'3" x 7'6" (3.12m x 2.29m)**

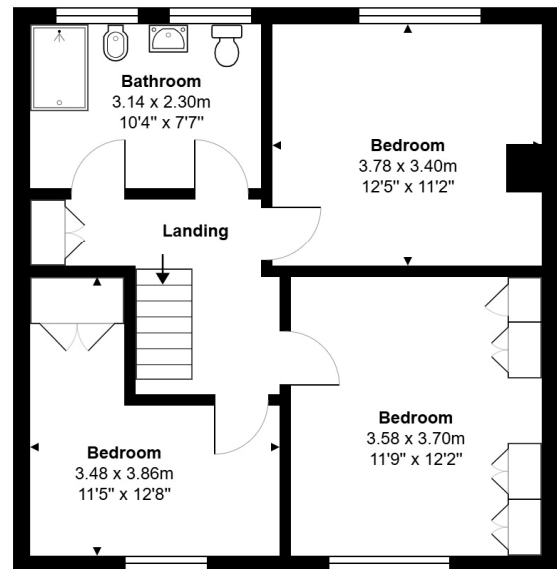
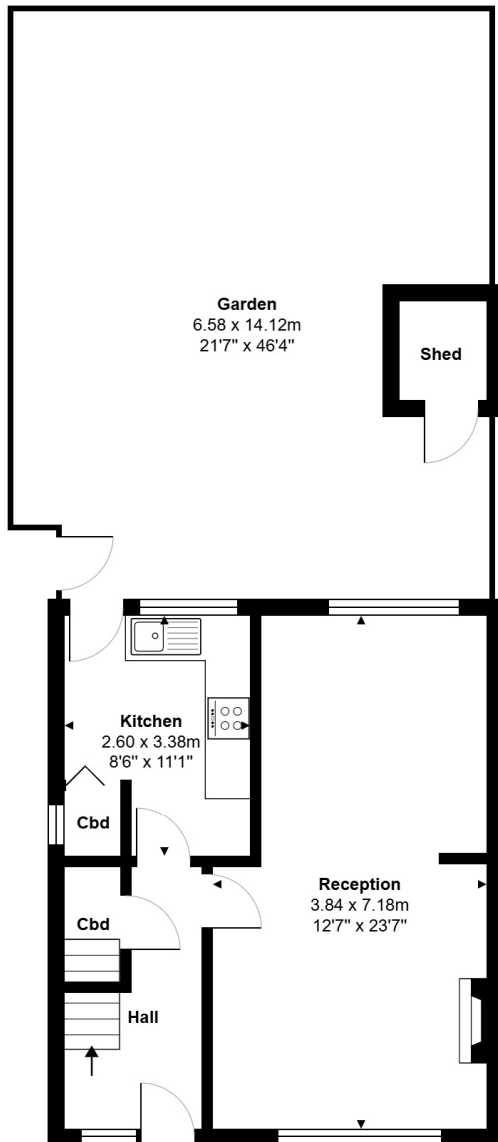
### Exterior

Lean To **21'0" x 9'2" (6.40m x 2.79m)**

### Rear Garden

### Own Driveway





Total Area: 92.6 m<sup>2</sup> ... 996 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.