



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Morris Way, London Colney, St Albans, Herts, AL2**



Situated in one of the BEST ROADS IN LONDON COLNEY is this THREE BEDROOM SEMI-DETACHED HOME. This property, which is IN NEED OF MODERNISATION THROUGHOUT, offers GREAT POTENTIAL TO EXTEND (subject to PP). Ideally situated for local shops, schools, amenities and with great transport links.  
**OFFERED CHAIN FREE!**

- **Semi-Detached**
- **Three Bedrooms**
- **In Need of Modernisation**
- **Potential to Extend**
- **Garage & Parking**
- **Close to Shops & Amenities**
- **Road/ Transport Links**
- **Chain Free!**

**£500,000 Freehold**

# Morris Way, London Colney, St Albans, Herts, AL2

Accommodation Comprises :

**Entrance Hall**

**Lounge/ Diner 22'7" x 12'7" (6.88m x 3.84m)**

**Conservatory 8'8" x 7'7" (2.64m x 2.31m)**

**Kitchen 8'9" x 7'6" (2.67m x 2.29m)**

**Stairs to First Floor**

**First Floor Landing**

**Bedroom One 14'3" x 8'11" (4.34m x 2.72m)**

**Bedroom Two 9'10" x 8'4" (3.00m x 2.54m)**

**Bedroom Three 9'11" x 6'10" (3.02m x 2.08m)**

**Family Bathroom**

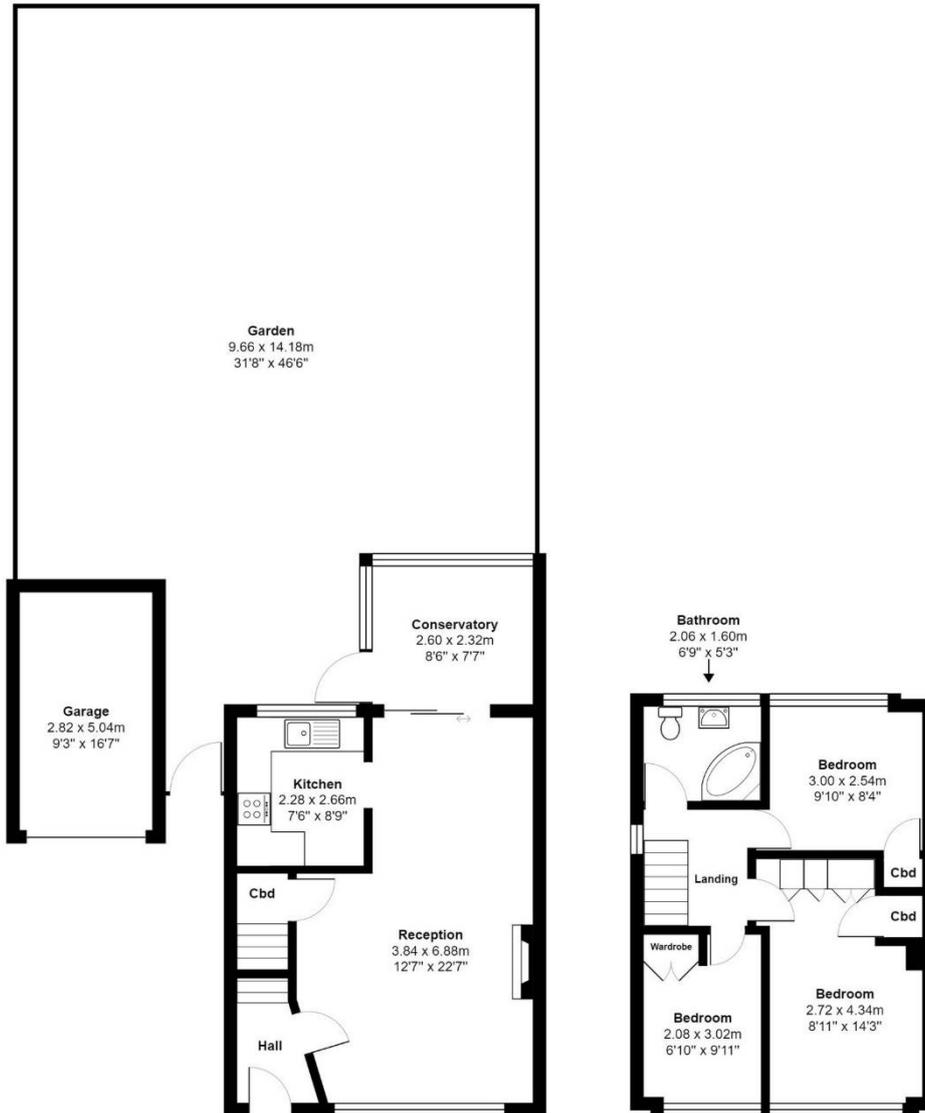
**Exterior :**

**Rear Garden**

**Front Garden**

**Garage and Parking**





Total Area: 87.8 m<sup>2</sup> ... 945 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>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(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>			85
(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	

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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.