



OLIVER
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Estate Agency with a personal touch!

High Street, Colney Heath, St Albans, Herts, AL4



A superb FOUR bedroom, two bathroom DETACHED, family home. Set in the 'Heart' of Colney Heath Village and backing directly onto 'THE HEATH' this property has THREE reception rooms, a VERY PRIVATE courtyard garden and OWN DRIVEWAY. Ideally located within with easy access of local convenience store and nearby motorway link

- Four Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility & Guest WC
- Two Bathrooms
- Private Courtyard Garden
- Own Driveway
- Backing Directly Onto Heath

£875,000 Freehold

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Accommodation Comprises

Dining Area 18'7" x 12'5" (5.66m x 3.78m)

Lounge 17'3" x 9'9" (5.26m x 2.97m)

Kitchen/Breakfast Room 18'4" x 9'5" (5.59m x 2.87m)

Snug Area 11'6" x 8'8" (3.51m x 2.64m)

Utility Room 9'3" x 8'9" (2.82m x 2.67m)

Guest Cloakroom

Study/Family Room 11'6" x 8'8" (3.51m x 2.64m)

Stairs To First Floor

Landing

Bedroom One 12'11" x 11'4" (3.94m x 3.45m)

En-Suite Shower Room

Bedroom Two 12'8" x 12'4" (3.86m x 3.76m)

Bedroom Three 12'8" x 9'9" (3.86m x 2.97m) (Exc Wardrobes)

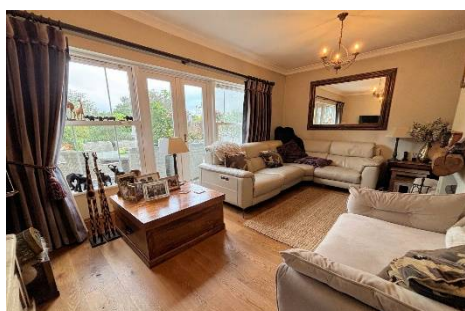
Bedroom Four 9'3" x 7'8" (2.82m x 2.34m)(Max Points)

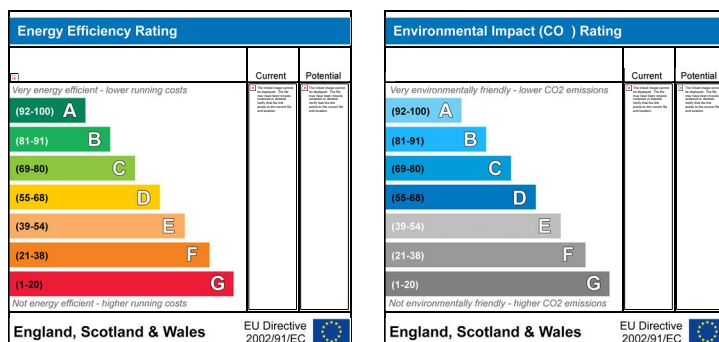
Family Bathroom

Exterior

Courtyard Garden

Own Driveway





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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.