



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Thamesdale, London Colney, St Albans, Herts, AL2**



This **SPACIOUS DETACHED**, three/ four bedroom property is ideally positioned for local shops, schools and amenities. Situated near the **CONSERVATION AREA** in London Colney with country walks and riverside pubs on the doorstep, this **GREAT FAMILY HOME** also benefits from **SUPER ROAD AND TRANSPORT LNKS**. Available **CHAIN FREE!!**

- **Detached Home**
- **Three Bedrooms**
- **Three Receptions**
- **Secluded Rear Garden**
- **Off Street Parking**
- **Close to Shops**
- **Great Road Links**
- **Chain Free!**

**£575,000 Freehold**

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## Accommodation Comprises

Entrance Hall

Guest WC

Dining Area 9'9" x 7'8" (2.97m x 2.34m)

Kitchen 18'6" x 7'7" (5.64m x 2.31m)

Family Room / Study 15'9" x 8'2" (4.80m x 2.49m)

Lounge 18'6" x 10'8" (5.64m x 3.25m)

Stairs to First Floor

Bedroom One 21'10" x 9'3" (6.65m x 2.82m)

Bedroom Two 18'6" x 8'10" (5.64m x 2.69m)

Bedroom Three 11'3" x 9'3" (3.43m x 2.82m)

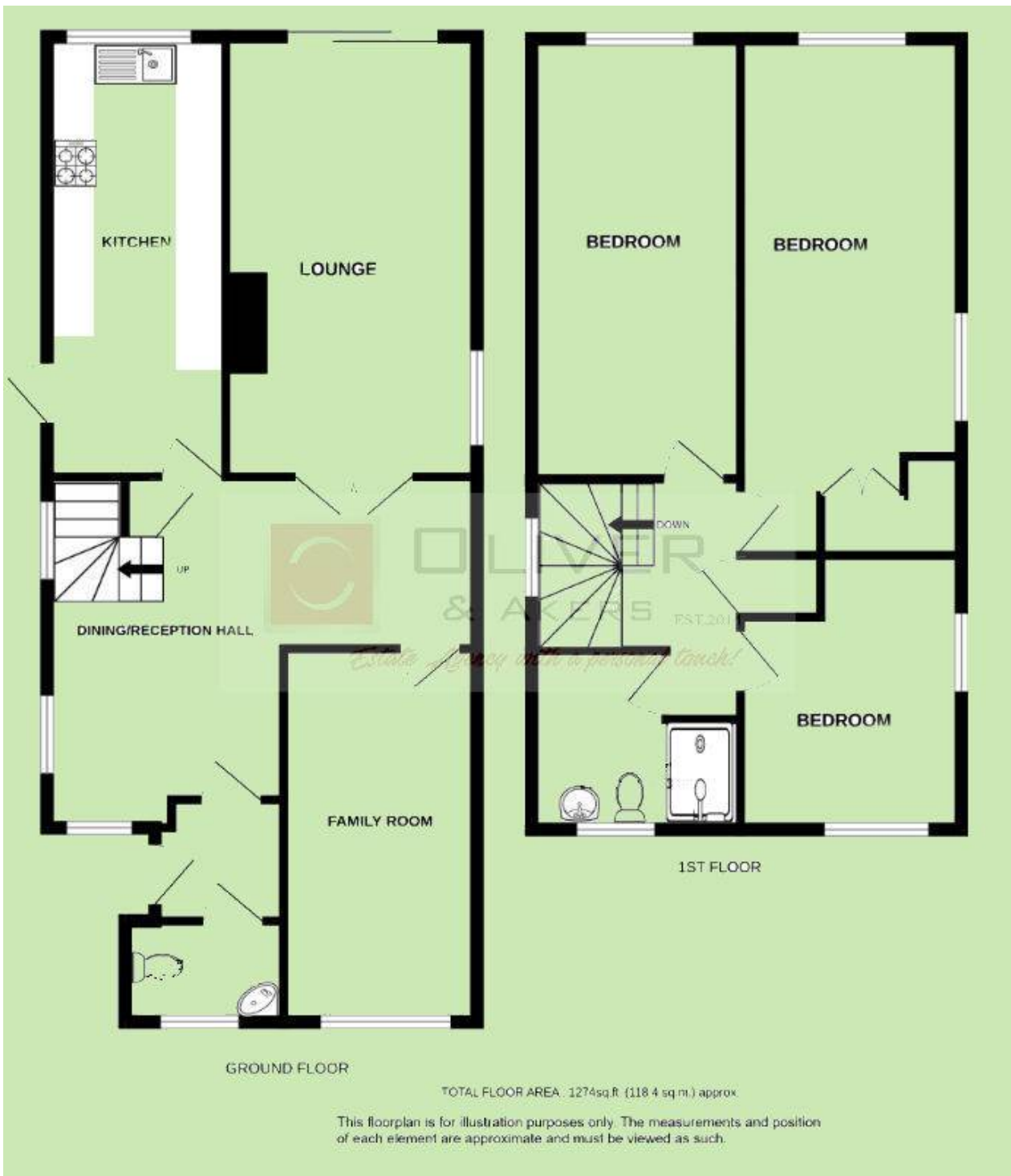
Family Bathroom 8'2" x 7'2" (2.49m x 2.18m)

Exterior

Rear Garden

Front Garden and Parking





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			
		62	79
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	

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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.