

Estate Agency with a personal touch!

Coombes Road, London Colney, Herts, AL2



A THREE BEDROOM family home IN NEED OF MODERNISATION THROUGHOUT and OFFERING BAGS OF POTENTIAL TO EXTEND. This property is in a VERY SOUGHT AFTER LOCATION close to shops, schools and amenities and with GREAT MOTORWAY LINKS. Boasting VIEWS OVER OPEN PARKLAND this home is OFFERED CHAIN FREE!

- Three Bedrooms
- In Need of Modernisation
- Potential to Extend
- Kitchen

- Two Receptions
- Private Rear Garden
- Own Driveway
- Chain Free

£425,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 12'3" x 12'0" (3.73m x 3.66m)

Dining Room 11'1" x 10'7" (3.38m x 3.23m)

Kitchen 10'9" x 7'5" (3.28m x 2.26m)

Stairs To First Floor

Landing

Bedroom One 12'1" x 11'11" (3.68m x 3.63m)

Bedroom Two 12'10" x 11'2" (3.91m x 3.40m)

Bedroom Three 6'9" x 6'2" (2.06m x 1.88m)

Bathroom

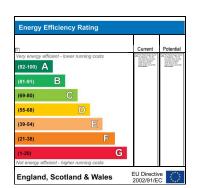
Exterior

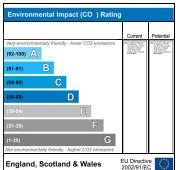
Rear Garden











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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.