

Estate Agency with a personal touch!

Caledon Road, London Colney, Herts, AL2



This **SPACIOUS THREE DOUBLE BEDROOM** family home is situated in the heart of London Colney village with easy access to local shops, schools and amenities. Boasting a GENEROUS REAR GARDEN, this property offers FANTASTIC POTENTIAL TO EXTEND (subject to pp)

- Three Bedrooms
- Lounge
- Kitchen
- Dining Room
- Generous Rear Garden
- Potential to Extend
- Useful Outbuildings
- Close to Amenities

£475,000 Freehold

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Accommodation Comprises

Entrance Porch

Front porch with glazed double doors, light, further glazed front door into the...

Entrance Hall

Lounge 14'7" x 11'5" (4.45m x 3.48m)

Kitchen 11'10" x 10'0" (3.61m x 3.05m)

Dining Room 10'0" x 9'2" (3.05m x 2.79m)

Side Passageway

Storage /Larder Cupboard

Separate WC

Stairs to first floor

Landing

Bedroom One 13'0" x 11'5" (3.96m x 3.48m)

Bedroom Two 17'0" x 8'10" (5.18m x 2.69m)

Bedroom Three 13'10" x 7'5" (4.22m x 2.26m)

Bathroom

Exterior

Rear Garden

Front Garden



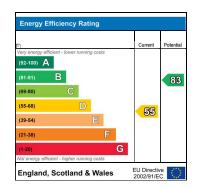


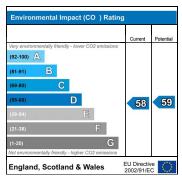


Ground Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon, Plan produced using PlanUp.





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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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 - (2) These particulars do not constitute part or all of an offer or contract.
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- (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.
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