



OLIVER

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Estate Agency with a personal touch!

Broad Colney Cottages, London Colney, Herts, AL2



This is a **VERY UNIQUE** opportunity to buy an **AMAZING** three bedroom semi-detached **FAMILY HOME!** Set within this **PRIVATE** location, behind **OWN WINDING DRIVEWAY**, this property **HAS TO BE VIEWED!** With the additional benefit of **TWO** detached, multi-purpose buildings. Ideally located for easy access to all local amenities, motorway access and lakeside walks.

Offered **CHAIN FREE!**

- **Semi - Detached**
- **Three DOUBLE bedrooms**
- **Two Reception Rooms**
- **Own PRIVATE Driveway**
- **Gardens**
- **Two Further Detached Offices**
- **Great Location**
- **Offered CHAIN FREE**

£725,000 Freehold

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Accommodation Comprises

Guest Cloakroom

Kitchen/Breakfast Room 20'0" x 12'0" (6.10m x 3.66m)

Dining Room 12'2" x 11'11" (3.71m x 3.63m)

Lounge 12'2" x 12'2" (3.71m x 3.71m)

Stairs To First Floor

Landing

Bedroom One 12'2" x 11'9" (3.71m x 3.58m)

Bedroom Two 12'4" x 12'2" (3.76m x 3.71m)

Bedroom Three 12'2" x 8'1" (3.71m x 2.46m)

Family Bathroom 8'11" x 7'10" (2.72m x 2.39m)

Exterior

Detached Home Office 17'10" x 16'1" (5.44m x 4.90m)
With own kitchenette and shower room/toilet.

Detached Lodge 31'9" x 12'10" (9.68m x 3.91m)

Driveway

Long sweeping driveway

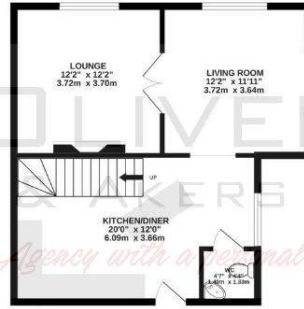
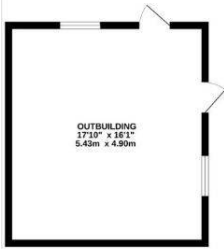
Gardens



OUTBUILDING
693 sq.ft. (64.4 sq.m.) approx.

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.