



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Thamesdale, London Colney, St Albans, Herts, AL2



This EXTENDED FOUR BEDROOM DETACHED HOME is IDEALLY situated for local shops, schools and amenities and also benefits from GREAT ROAD AND TRANSPORT LINKS. Well presented throughout, this FAMILY HOME offers further POTENTIAL TO EXTEND and CONVERT THE GARAGE (subject to PP)

- Detached Home
- Four Bedrooms
- Large Lounge/Diner
- Kitchen with Conservatory
- Garage & Parking
- Scope to Extend
- Close to Amenities
- Great Road/Transport Links

£565,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Dining Room 10'2" x 8'5" (3.10m x 2.57m)

Lounge 15'7" x 11'11" (4.75m x 3.63m)

Kitchen 9'9" x 7'8" (2.97m x 2.34m)

Conservatory 9'10" x 7'3" (3.00m x 2.21m)

Stairs to First Floor

Bedroom One 12'6" x 12'0" (3.81m x 3.66m)

Bedroom Two 13'0" x 8'8" (3.96m x 2.64m)

Bedroom Three 10'2" x 9'1" (3.10m x 2.77m)

Bedroom Four 8'6" x 5'8" (2.59m x 1.73m)

Currently used as an office

Bathroom

Exterior

Garage

Front Garden and Parking

Rear Garden





Total floor area 106.5 m² (1,147 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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.