



OLIVER

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Estate Agency with a personal touch!

Morris Way, London Colney, St Albans, Herts, AL2



Extending OVER 1840 SQ FT! This semi-detached property situated in one of LONDON COLNEY'S PREMIER ROADS, offers INCREDIBLY VERSATILE ACCOMMODATION. Also providing potential for a GARDEN OFFICE with light and power, and with OFF STREET PARKING FOR SEVERAL CARS. Located within easy reach of local shops, schools, amenities, road and transport links, this is a GREAT FAMILY HOME!

- Semi-Detached Home
- Three First Floor Bedrooms
- Ground Floor Bedroom with En-Suite
- Extends over 1840 sq ft
- Parking for Several Cars
- Potential Garden Office
- Popular No Through Road
- Close to Amenities

£695,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 21'1" x 11'10" (6.43m x 3.61m)

Snug 10'5" x 8'4" (3.18m x 2.54m)

Bedroom 15'5" x 10'6" (4.70m x 3.20m)

En-suite 10'6" x 6'4" (3.20m x 1.93m)

Family Bathroom 7'8" x 9'1" (2.34m x 2.77m)

Kitchen 20'4" x 19'6" (6.20m x 5.94m)

Utility 10'6" x 5'9" (3.20m x 1.75m)

Office 7'9" x 7'2" (2.36m x 2.18m)

Stairs to First Floor

First Floor Landing

Bedroom 12'8" x 9'4" (3.86m x 2.84m)

Bedroom 9'8" x 7'11" (2.95m x 2.41m)

Bedroom 11'10" x 9'7" (3.61m x 2.92m)

Shower Room 8'2" x 5'9" (2.49m x 1.75m)

Exterior

Rear Garden

Home Office 16'8" x 13'1" (5.08m x 3.99m)

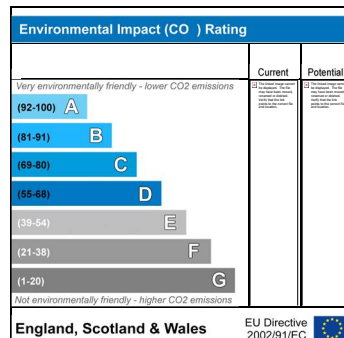
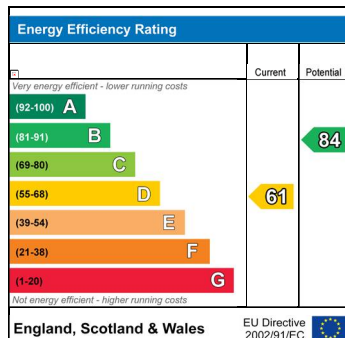
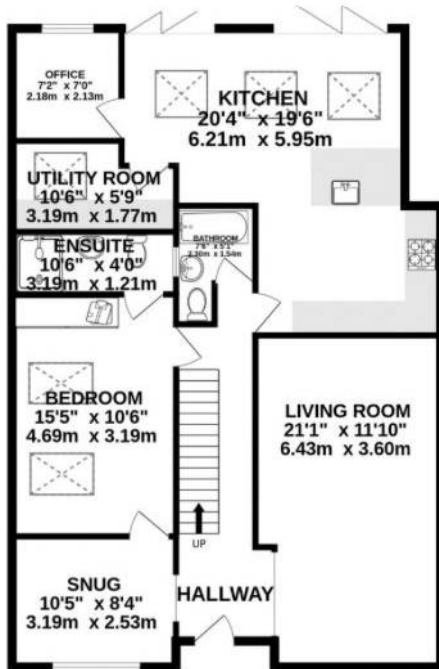
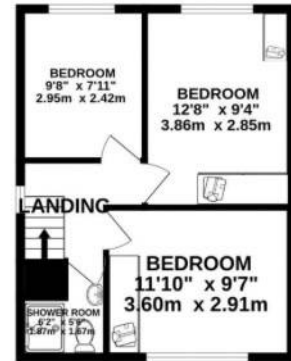
Front Garden and Parking



GROUND FLOOR
1461 sq.ft. (135.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



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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.