



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Meadow Close, London Colney, St Albans, Herts, AL2



This TWO DOUBLE BEDROOM maisonette benefits from its OWN GARAGE, OWN LARGE GARDEN and LONG LEASE! Ideally situated within the heart of London Colney village, this home is a short stroll from local shops, schools, amenities and has GREAT ROAD AND TRANSPORT LINKS! This property has the POTENTIAL TO CONVERT ATTIC ( Subject to PP)

- Two Double Bedrooms
- Long Lease
- Top Floor
- Gas Central Heating
- Own Garage
- Potential Attic Conversion (subject to PP)
- Large Garden
- Central Location

**£325,000 Leasehold**

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**Accommodation**

**Entrance Lobby**

**Stairs to all rooms**

**Landing**

**Lounge/Diner 12'11" x 12'0" (3.94m x 3.66m)**

**Kitchen 9'10" x 6'4" (3.00m x 1.93m)**

**Bedroom One 12'1" x 10'0" (3.68m x 3.05m)**

**Bedroom Two 9'11" x 8'7" (3.02m x 2.62m)**

**Bathroom**

**Exterior**

**Rear Garden**

Mainly laid to lawn, gated access to front

**Front Garden**

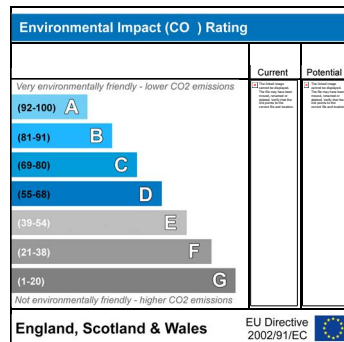
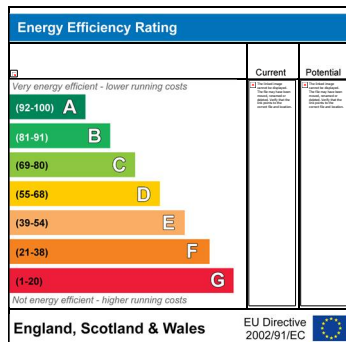
**Garage & Parking**

Private garage with parking in front

**Lease**

Lease in excess of 900 years





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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.
- (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.
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