



# OLIVER

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*Estate Agency with a personal touch!*

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



This LOVELY FAMILY HOME has been TASTEFULLY MODERNISED and EXTENDED and offers FURTHER SCOPE with PLANNING PERMISSION GRANTED for a LOFT CONVERSION and additional POTENTIAL TO DEVELOP FURTHER to the side (subject to pp). Situated in a GREAT LOCATION with easy access to local shops, schools and amenities and with GREAT ROAD and TRANSPORT LINKS, this super home also benefits from OFF STREET PARKING and a SUNNY ASPECT GARDEN.

- **Semi-Detached**
- **Three Bedrooms**
- **En-Suite to Master**
- **Generous Lounge**
- **Modern Kitchen**
- **Utility Room & Study**
- **Planning Granted**
- **Great Location!**

**£525,000 Freehold**

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

## Accommodation Comprises

Entrance Hall

Guest WC

Lounge 14'6" x 12'6" (4.42m x 3.81m)

Kitchen/ Dining Room 15'8" x 11'4" (4.78m x 3.45m)

Utility Room 8'2" x 7'8" (2.49m x 2.34m)

Study 9'3" x 8'2" (2.82m x 2.49m)

Stairs to First Floor

First Floor Landing

Bedroom One 11'6" x 9'1" (3.51m x 2.77m)

En-Suite Shower Room

Bedroom Two 9'2" x 9'2" (2.79m x 2.79m)

Bedroom Three 8'7" x 6'10" (2.62m x 2.08m)

Family Bathroom

Exterior

Rear Garden

Garden and Parking

## Planning Permission

Planning Application Granted to convert loft with a dormer and en-suite bathroom. 5/2023/2498



### Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 92.8 sq. metres (999.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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.