

# Coombes Road, London Colney, Herts, AL2



A THREE BEDROOM family home IN NEED OF MODERNISATION THROUGHOUT and OFFERING BAGS OF POTENTIAL TO EXTEND. This property is in a VERY SOUGHT AFTER LOCATION close to shops, schools and amenities and with GREAT MOTORWAY LINKS. Boasting VIEWS OVER OPEN PARKLAND this home is OFFERED CHAIN FREE!

- Three Bedrooms
- In Need of Modernisation
- Potential to Extend
- Kitchen

- Two Receptions
- Private Rear Garden
- Own Driveway
- Chain Free

## £410,000 Freehold

## **Coombes Road, London Colney, Herts, AL2**

**Accommodation Comprises** 

**Entrance Hall** 

Lounge 12'3" x 12'0" (3.73m x 3.66m)

Dining Room 11'1" x 10'7" (3.38m x 3.23m)

Kitchen 10'9" x 7'5" (3.28m x 2.26m)

**Stairs To First Floor** 

#### Landing

Bedroom One 12'1" x 11'11" (3.68m x 3.63m)

Bedroom Two 12'10" x 11'2" (3.91m x 3.40m)

Bedroom Three 6'9" x 6'2" (2.06m x 1.88m)

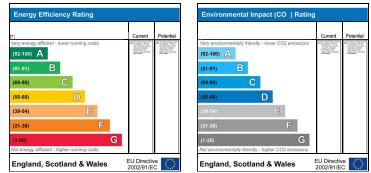
Bathroom

Exterior

**Rear Garden** 

Driveway





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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.