

Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



This FOUR BEDROOM SEMI-DETACHED property is a LOVELY FAMILY HOME! Boasting THREE RECEPTIONS, A GENEROUS SECLUDED MATURE REAR GARDEN and OFF STREET PARKING for MULTIPLE VEHICLES, this property is ideally situated for popular schools and also benefits from GREAT ROAD and TRANSPORT LINKS.

- Semi-Detached
 Utility Room
- Four Bedrooms
 Guest WC
- En-Suite to Master
 Generous Secluded Garden
- Three Receptions
 Parking for Multiple Cars

£699,950 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 12'9" x 12'0" (3.89m x 3.66m)

Kitchen/ Breakfast Room 17'6" x 16'4" (5.33m x 4.98m)

Utility Room

Guest WC

Dining Room 12'0" x 12'0" (3.66m x 3.66m)

Conservatory/Garden Room 11'10" x 10'5" (3.61m x 3.18m)

Stairs to First Floor

First Floor Landing

Bedroom One 11'3" x 10'5" (3.43m x 3.18m)

En-Suite Shower Room

Bedroom Two 10'9" x 9'9" (3.28m x 2.97m)

Bedroom Three 10'9" x 9'9" (3.28m x 2.97m)

Bedroom Four 8'2" x 7'1" (2.49m x 2.16m)

Exterior

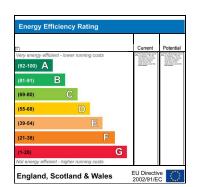
Rear Garden

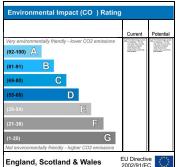
Front Garden and Parking Off street parking for multiple vehicles











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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.