

OLIVER

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Estate Agency with a personal touch!

Tollgate Road, Colney Heath, St Albans, Herts, AL4



Set within the Village of Colney Heath and backing directly onto open farmland, is this **FOUR BEDROOM** semi detached **FAMILY HOME**. This property comes with a **VERY LARGE** and beautifully maintained rear garden as well as a large driveway **AND GARAGE!!**

- **Large Lounge**
- **Kitchen/Diner**
- **Utility Room**
- **Guest Cloakroom**
- **Four Bedrooms**
- **Two Bathrooms**
- **Large Gardens**
- **Driveway & Garage**

£699,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge **21'8" x 11'8" (6.60m x 3.56m)**

Kitchen/Diner **17'6" x 15'0" (5.33m x 4.57m)**

Utility Room **7'7" x 5'10" (2.31m x 1.78m)**

Stairs To First Floor

Landing

Bedroom One **11'8" x 9'3" (3.56m x 2.82m)(Exc Wardrobes)**

Bedroom Two **11'3" x 10'1" (3.43m x 3.07m)(Max Points)**

Bedroom Four **8'5" x 7'0" (2.57m x 2.13m)**

Family Bathroom

Stairs To Second Floor

Bedroom Three **14'9" x 7'6" (4.50m x 2.29m)**

Shower Room

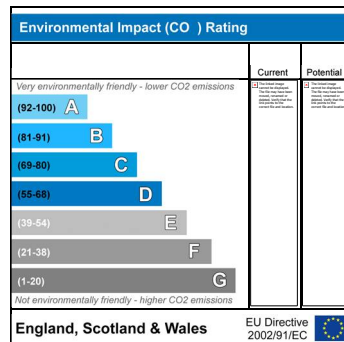
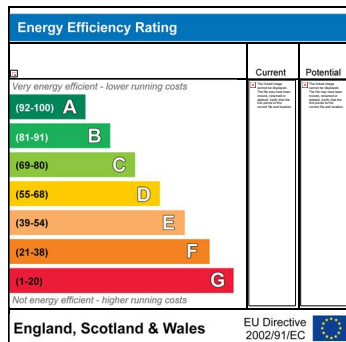
Exterior

Large Rear Gardens

Garage & Workshop

Driveway





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.
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- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
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