



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

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



Situated in a QUIET CUL-DE-SAC within easy reach of local shops, schools and amenities, this THREE BEDROOM SEMI-DETACHED PROPERTY offers SPACIOUS ACCOMMODATION THROUGHOUT.

Benefitting from a GARAGE and OFF STREET PARKING and with ADDITIONAL SCOPE TO DEVELOP FURTHER (subject to PP)

This home is available CHAIN FREE!

- **Semi-Detached**
- **Three Bedrooms**
- **Three Reception Rooms**
- **Modern Bathroom**
- **Secluded Rear Garden**
- **Close to Amenities**
- **Great Road/ Transport Links**
- **Chain Free!**

**£599,950 Freehold**

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Accommodation Comprises

**Entrance Hall**

**Lounge 16'1" x 11'0" (4.90m x 3.35m)**

**Kitchen 11'5" x 10'8" (3.48m x 3.25m)**

**Dining Room 11'5" x 10'10" (3.48m x 3.30m)**

**Conservatory 13'9" x 10'5" (4.19m x 3.18m)**

**Bathroom**

**First Floor Landing**

**Bedroom One 12'8" x 10'11" (3.86m x 3.33m)**

**Bedroom Two 11'1" x 9'6" (3.38m x 2.90m)**

**Bedroom Three 9'6" x 7'5" (2.90m x 2.26m)**

**Rear Garden**

**Front Garden and Parking**



## Ground Floor



## First Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.

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