



OLIVER

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Estate Agency with a personal touch!

Caledon Road, London Colney, St Albans, Herts, AL2



Ideally situated for local shops, schools and amenities in the Heart of London Colney, this **THREE BEDROOM** property offers **FANTASTIC POTENTIAL** to create a lovely **FAMILY HOME**.

Boasting **THREE DOUBLE BEDROOMS**, **TWO RECEPTION ROOMS** and a **LARGE REAR GARDEN**, this home is **IN NEED OF MODERNISATION THROUGHOUT** and **OFFERED CHAIN FREE!**

- **End of Terrace**
- **Three Double Bedrooms**
- **Good Size Kitchen**
- **Lounge & Dining Room**
- **Large Rear Garden**
- **Useful Outbuildings**
- **Great Location!**
- **Chain Free**

Freehold - £425,000

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Accommodation Comprises

Entrance Hall

Lounge 14'7" x 11'6" (4.45m x 3.51m)

Kitchen 16'0" x 9'7" (4.88m x 2.92m)

Dining Room 10'0" x 9'3" (3.05m x 2.82m)

Outbuildings and Store

Stairs to First Floor

First Floor Landing

Bedroom One 17'0" x 8'7" (5.18m x 2.62m)

Bedroom Two 12'11" x 11'5" (3.94m x 3.48m)

Bedroom Three 13'11" x 7'9" (4.24m x 2.36m)

Bathroom

Exterior

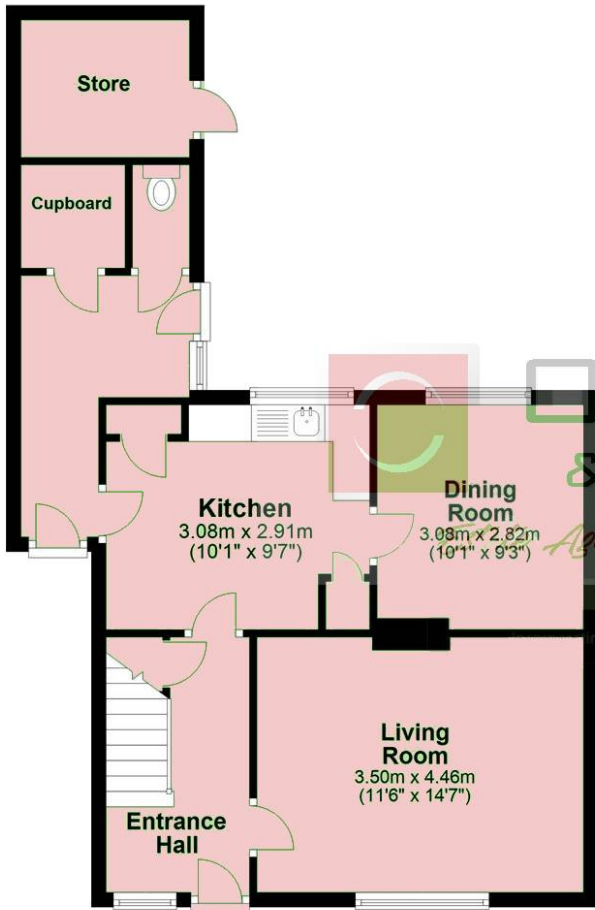
Rear Garden

Front Garden



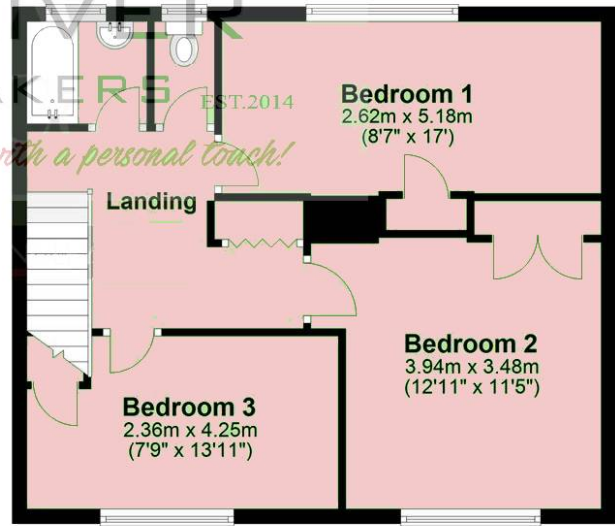
Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



First Floor

Approx. 52.8 sq. metres (567.8 sq. feet)



Total area: approx. 106.4 sq. metres (1145.1 sq. feet)

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	87
		68	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.
- (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.