



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

The Green, London Colney, St Albans, Herts, AL2



This ONE BEDROOM FREEHOLD PROPERTY is WELL PRESENTED THROUGHOUT! Boasting CAR PARKING right outside the front door and with a LARGE USEFUL BRICK BUILT OUTBUILDING and a SECLUDED SUNNY ASPECT REAR GARDEN! With NO RESTRICTIONS ON ELIGIBILITY this is a GREAT BUY for DOWN SIZERS and FIRST TIME BUYERS ALIKE!

Available CHAIN FREE!

- Freehold Home
- One Bedroom
- Secluded Rear Garden
- Useful Outbuilding
- Own Driveway
- Attic Storage
- Own Driveway Close to Amenities
- Offered CHAIN FREE!

£389,950 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 16'11" x 11'2" (5.16m x 3.40m)

Kitchen 11'1" x 7'4" (3.38m x 2.24m)

Bedroom 11'9" x 10'0" (3.58m x 3.05m)

Shower Room

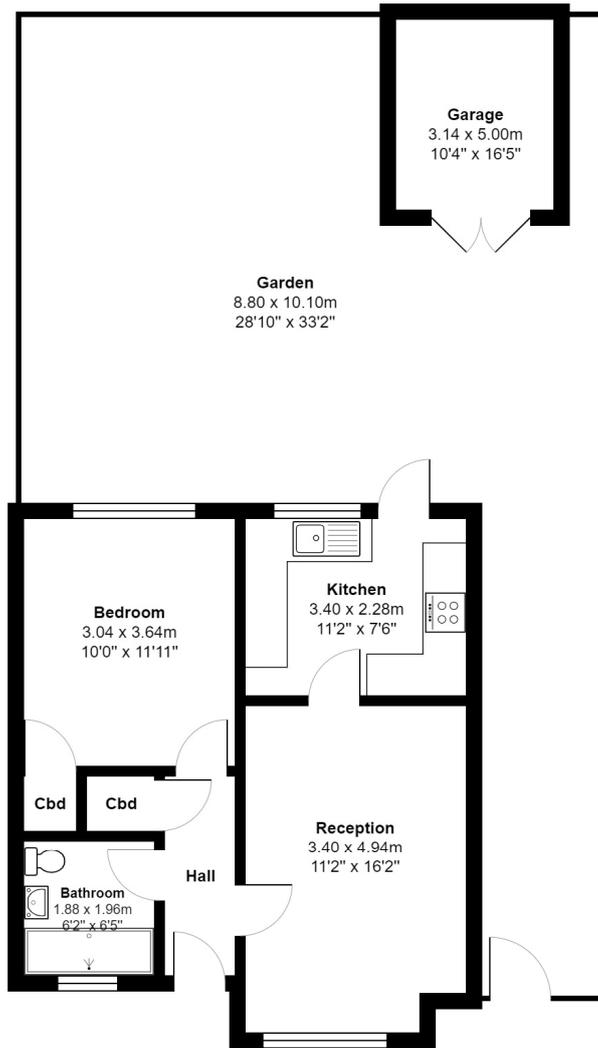
Exterior

Rear Garden

Outhouse 14'5" x 9'3" (4.39m x 2.82m)

Own Driveway





Total Area: 57.0 m² ... 613 ft² (excluding garden)

All measurements are approximate and for display purposes only



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			
		70	89
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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.