



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Seaton Road, London Colney, Herts, AL2**



Shown in GREAT CONDITION THROUGHOUT is this TWO BEDROOM, character cottage with STUNNING GARDEN and DETACHED HOME OFFICE/LODGE. Located within this sought-after location giving very easy access to all local shops, restaurants and motorway links.

- Two DOUBLE Bedrooms
- Large Bathroom
- Guest Cloakroom / Shower
- Detached Home Office
- STUNNING GARDEN
- Two Reception Rooms

**£425,000 Freehold**

# Seaton Road, London Colney, Herts, AL2

## Accommodation Comprises

Lounge **12'8" x 10'9" (3.86m x 3.28m)**

Dining Room **10'9" x 10'3" (3.28m x 3.12m)**

Kitchen **18'10" x 7'5" (5.74m x 2.26m)**

## Guest WC/Shower Room

## Stairs To First Floor

Bedroom One **11'0" x 10'3" (3.35m x 3.12m)**

Bathroom **11'1" x 6'4" (3.38m x 1.93m)**

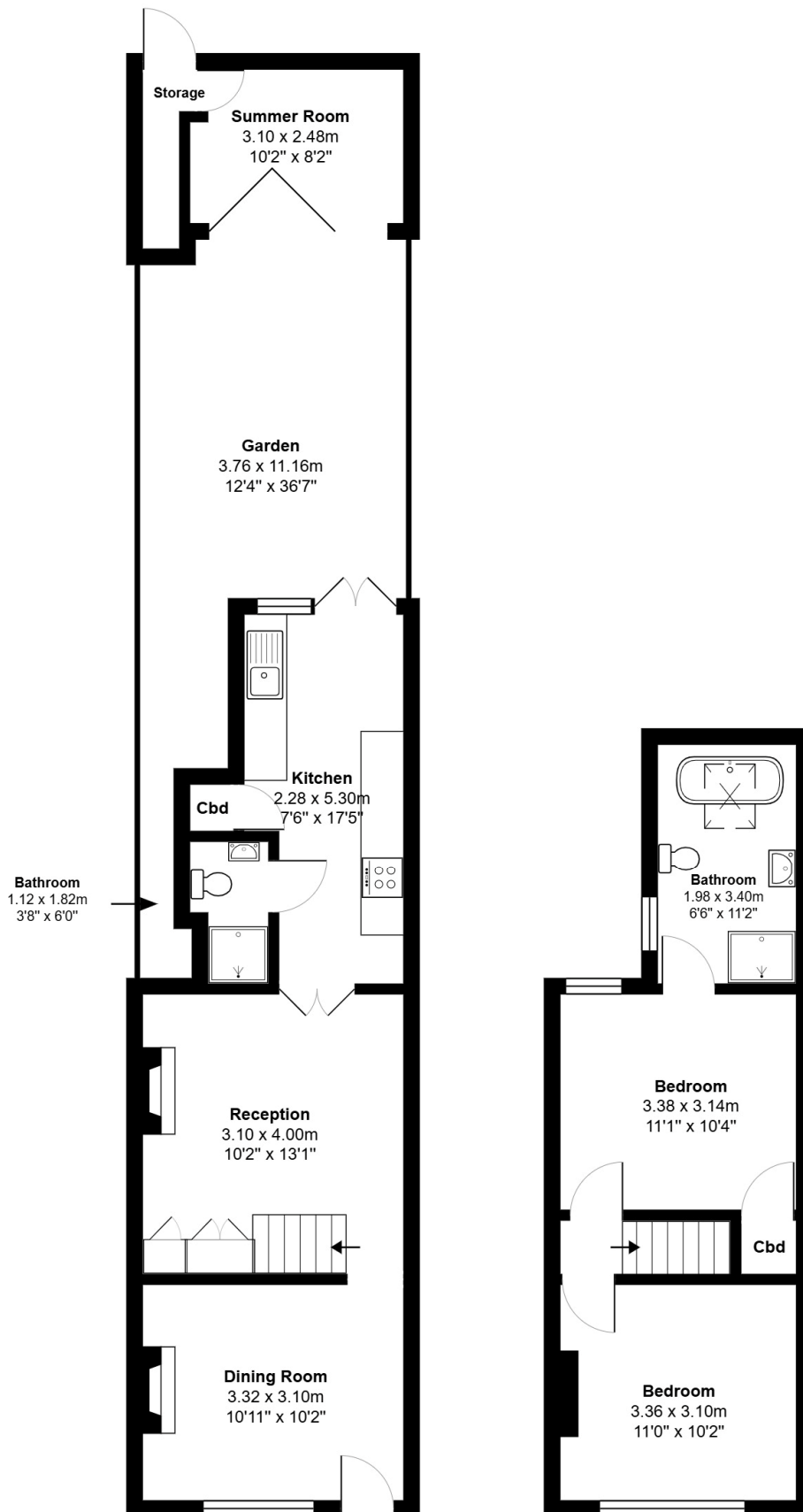
Bedroom Two **10'8" x 9'8" (3.25m x 2.95m)**

## Exterior

## Rear Garden

Detached Home Office **10'2" x 9'2" (3.10m x 2.79m)**





Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://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.
- (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.