

Oliver & Akers

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



This spacious TWO BEDROOM GROUND FLOOR MAISONETTE boasts its OWN PRIVATE REAR GARDEN. Situated within the heart of London Colney Village this home is within easy reach of all local shops and amenities and benefits from excellent road and transport links. Available CHAIN FREE!

- **Chain Free**
- **Ground Floor**
- **Two Bedrooms**
- **Private Rear Garden**
- **Large Kitchen**
- **Close to Amenities**
- **Great transport Links**
- **Long Lease**

£350,000 Leasehold

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Accommodation Comprises

Entrance Porch

Lounge 17'4" x 13'3" (5.28m x 4.04m)

Inner Hallway

Kitchen/ Diner 12'6" x 10'11" (3.81m x 3.33m)

Bedroom One 12'8" x 10'1" (3.86m x 3.07m)

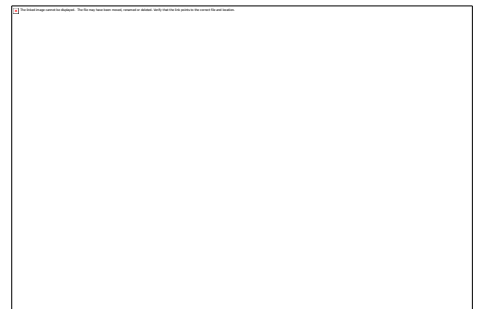
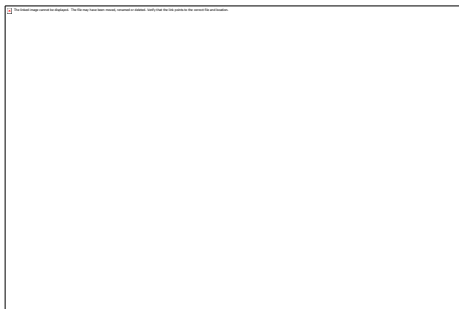
Bedroom Two 12'6" x 9'6" (3.81m x 2.90m)

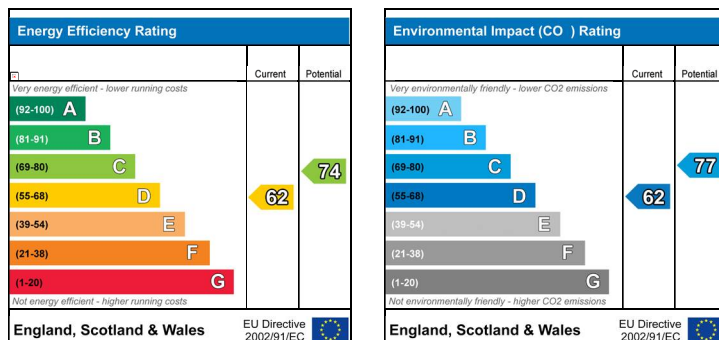
Bathroom

Exterior

Rear Garden

Parking





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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.