



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



At over 1,600 sq ft this is a VERY SPACIOUS, five bedroom SEMI-DETACHED family home. Located on London Colney High Street giving really good access to all local shops, parks, schools and motorway links. Offered CHAIN FREE. Call us now on 01727 580085 for further details.

- FIVE Bedrooms
- Dining Room
- Kitchen/Breakfast Room
- Two Bathrooms
- Garage
- OWN Driveway
- Rear Garden
- Offered CHAIN FREE

£499,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge 13'8" x 12'3" (4.17m x 3.73m)

Dining Room 12'11" x 11'6" (3.94m x 3.51m)

Kitchen/Breakfast Room 14'8" x 10'4" (4.47m x 3.15m)

Stairs To First Floor

Landing

Bedroom Two 13'8" x 12'3" (4.17m x 3.73m)(Max Points)

Bedroom Three 11'6" x 11'6" (3.51m x 3.51m)

Bedroom Four 12'1" x 8'7" (3.68m x 2.62m)

Bedroom Five 10'9" x 5'7" (3.28m x 1.70m)

Family Bathroom

Stairs to Master Bedroom

Master Bedroom 14'6" x 13'2" (4.42m x 4.01m)

En-Suite Shower Room

Exterior

Garden

Garage

Driveway





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 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.