

# Oliver & Akers

**Halsey Park, London Colney, St Albans, Herts, AL2**



This EXTENDED TWO DOUBLE BEDROOM family home, is BEAUTIFULLY PRESENTED THROUGHOUT! Ideally situated for local shop, amenities and with GREAT ROAD AND TRANSPORT LINKS, this lovely home also boasts a PRIVATE REAR GARDEN and TWO PARKING SPACES!

- Two Double Bedrooms
- Two Receptions
- Modern Kitchen
- Guest WC
- Beautifully Presented
- Private Rear Garden
- Two Parking Spaces
- Road/ Transport Links

**£399,950 Freehold**

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## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Kitchen 8'8" x 6'8" (2.64m x 2.03m)

Lounge/Diner 14'11" x 12'7" (4.55m x 3.84m)

Conservatory 10'10" x 10'9" (3.30m x 3.28m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'1" x 8'1" (3.68m x 2.46m)

Bedroom Two 12'7" x 8'3" (3.84m x 2.51m)

Family Bathroom

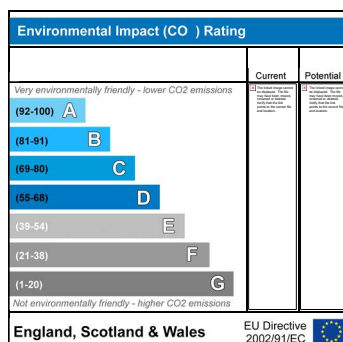
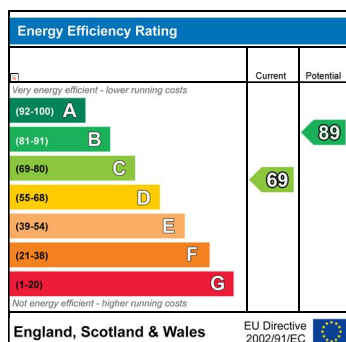
Exterior

Rear Garden

Parking

2 Allocated parking Spaces





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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.