

Oliver & Akers

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



Situated in a central location within London Colney Village, this LOVELY CHARACTER HOME dates back to 1820! WELL PRESENTED THROUGHOUT, and offering a MODERN KITCHEN AND BATHROOM yet still encompassing PERIOD FEATURES. Benefitting from TWO RECEPTION ROOMS, this property is complemented by a SECLUDED COURTYARD GARDEN. Ideally situated for local shops, schools and amenities and with GREAT ROAD and TRANSPORT LINKS.

- **Character Home**
- **Semi-Detached**
- **Two Double Bedrooms**
- **Two Reception Rooms**
- **Modern Bathroom**
- **Stylish Kitchen**
- **Secluded Garden**
- **Central Location**

£399,950 Freehold

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Accommodation Comprises

Lounge **20'3" x 10'9" (6.17m x 3.28m)**

Kitchen **9'5" x 8'1" (2.87m x 2.46m)**

Dining / Family Room **13'2" x 10'4" (4.01m x 3.15m)**

Stairs To First Floor

Landing

Bedroom One **10'9" x 10'4" (3.28m x 3.15m)** With Vaulted Ceiling

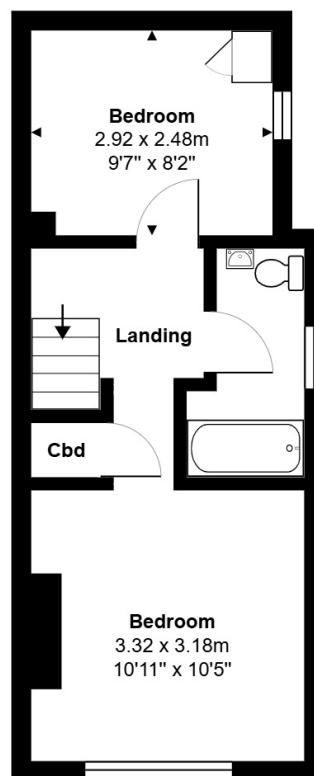
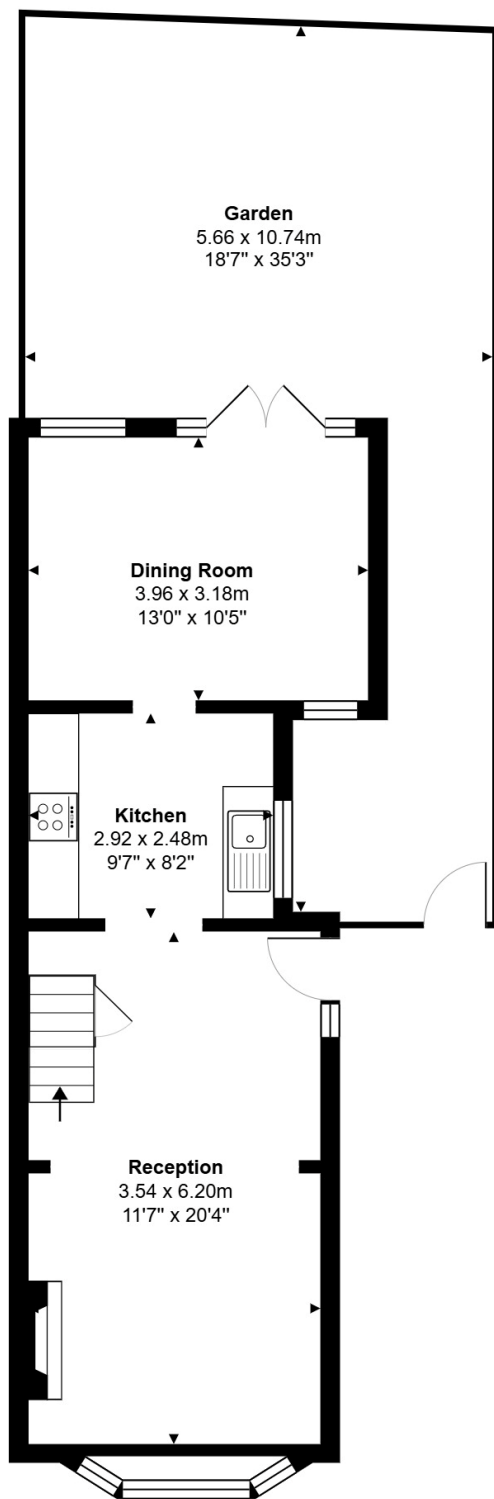
Bedroom Two **9'5" x 8'12" (2.87m x 2.74m)**

Bathroom

Exterior

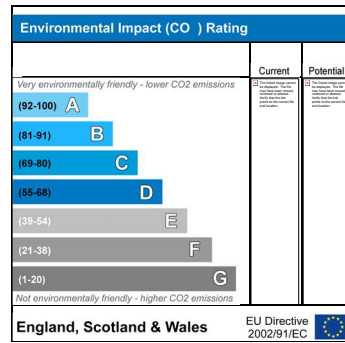
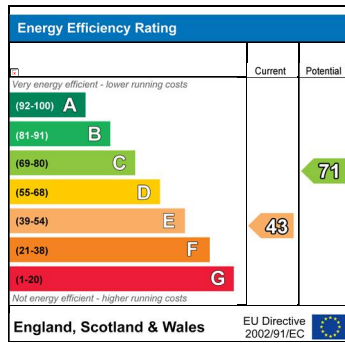
Private Courtyard Garden





Total Area: 68.4 m² ... 736 ft² (excluding garden)
All measurements are approximate and for display purposes only





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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.