



OLIVER

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Estate Agency with a personal touch!

Five Acres, London Colney, Herts, AL2



A three bedroom terraced family home with great scope for extension (Subject to planning permission). Tucked within this sought after location in London Colney, giving very easy access to local shops, schools and nearby motorway links.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Rear Garden
- Own Driveway
- Potential To Extend (STPP)

£450,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge **12'8" x 12'6" (3.86m x 3.81m)**

Dining Room **9'3" x 9'1" (2.82m x 2.77m)**

Kitchen **9'5" x 9'2" (2.87m x 2.79m)**

Stairs To First Floor

Landing

Bedroom One **12'8" x 12'6" (3.86m x 3.81m)**

Bedroom Two **12'6" x 9'3" (3.81m x 2.82m)**

Bedroom Three **11'2" x 8'0" (3.40m x 2.44m)**

Bathroom


Exterior


Brick Built Storage Sheds

Rear Garden

Own 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

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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.
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