



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Cherry Tree Avenue, London Colney, St Albans, Herts, AL2**



This FOUR BEDROOM SEMI-DETACHED HOME is situated in a QUIET CUL-DE-SAC in the heart of London Colney Village. Boasting a VERY GENEROUS REAR GARDEN, this property also benefits from a PRIVATE GARAGE and OFF STREET PARKING. Available END SEPTEMBER for a long-term let.

- **Semi-Detached**
  - **Four Bedrooms**
  - **Large Lounge**
  - **Generous Kitchen**
  - **Very Large Garden**
  - **Garage & Parking**
  - **Central Location**
  - **Available End October**
- £2,500 per month**

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## Accommodation Comprises

Entrance Hall

Lounge 22'5" x 15'10" (6.83m x 4.83m)

Kitchen 14'4" x 11'11" (4.37m x 3.63m)

Guest WC

Stairs to First Floor

First Floor Landing

Bedroom One 14'4" x 12'3" (4.37m x 3.73m)

Bedroom Two 14'4" x 9'0" (4.37m x 2.74m)

Bedroom Three 9'9" x 8'4" (2.97m x 2.54m)

Bedroom Four 9'11" x 5'11" (3.02m x 1.80m)

Family Bathroom

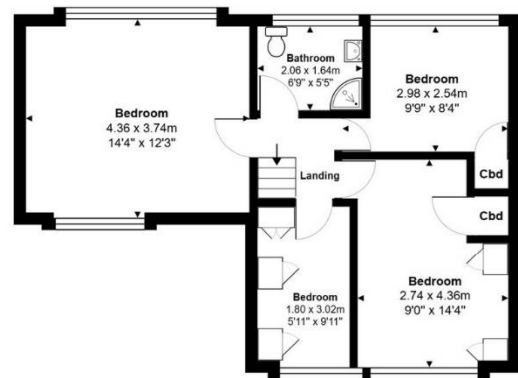
Exterior

Rear Garden

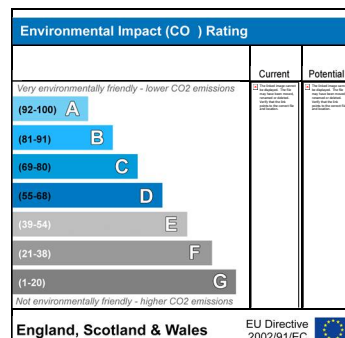
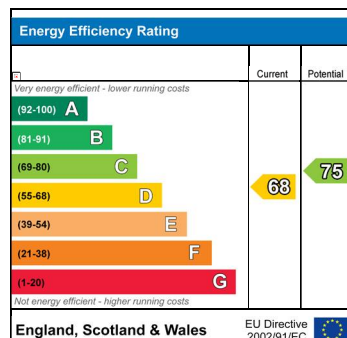
Front Garden & Parking

Garage





Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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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.