

South Farm Cottages, London Colney, St Albans, Herts, AL2



Set in an ENVIABLE location with the village of London Colney, backing directly onto open farm land! This THREE bedroom cottage has planning permission approved for a single storey rear extension. With a good size rear and side garden this FAMILY HOME does tick a lot of boxes. Ideally situated within very easy access of local shops, parks, schools and motorway links.

Offered CHAIN FREE!!!

- Cottage
- Three Bedrooms
- Bathroom
- Kitchen
- P/p For Extension
- Large Rear & Side Gdns
- Driveway & Garage
- CHAIN FREE

£625,000 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Hall

Lounge **16'0" x 12'1" (4.88m x 3.68m)**

Conservatory **11'1" x 7'9" (3.38m x 2.36m)**

Kitchen **9'8" x 8'0" (2.95m x 2.44m)**

Bathroom

Separate WC

Stairs To First Floor

Landing

Bedroom One **15'10" x 9'5" (4.83m x 2.87m)**

Additional WC

Bedroom Two **12'2" x 11'11" (3.71m x 3.63m)**

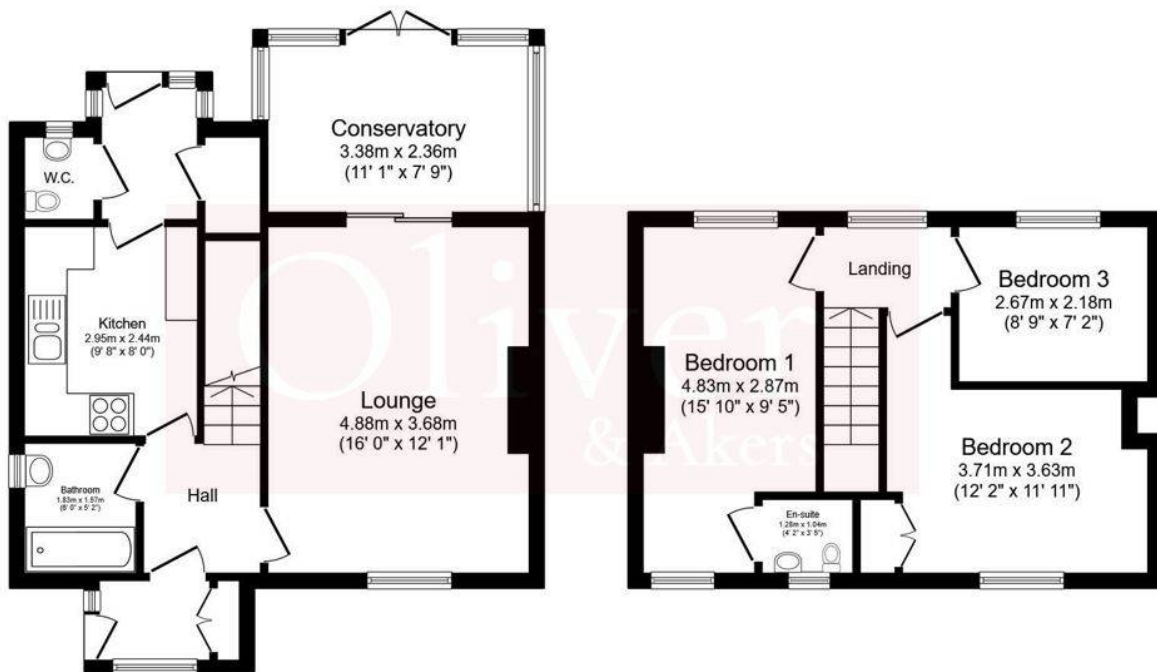
Bedroom Three **8'9" x 7'2" (2.67m x 2.18m)**

Exterior

Large Rear Gardens

Garage & Driveway





Ground Floor

Floor area 51.8 m² (557 sq.ft.)

First Floor

Floor area 34.3 m² (369 sq.ft.)

TOTAL: 86.1 m² (927 sq.ft.)

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		
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(39-54) E		
(21-38) F		
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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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