

St Annes Road, London Colney, St Albans, Herts, AL2



A CHARACTER home set within this QUIET location in London Colney, this TWO BEDROOM property has been modernised to a good standard throughout and comes with a very useful LOFT SPACE and DETACHED HOME OFFICE. Within very easy access to local shops, parks and motorway links.

- Two Reception Rooms
- Kitchen / Breakfast Room
- Guest WC
- Two Bedrooms
- Large Bathroom
- Rear Garden
- Detached Home Office
- Cottage

£465,000 Freehold

St Annes Road, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Entrance Porch

Reception One **11'6" x 11'1" (3.51m x 3.38m)**

Guest Cloakroom

Reception Two **11'6" x 11'0" (3.51m x 3.35m)**

Kitchen / Breakfast Room **13'2" x 11'4" (4.01m x 3.45m) (Max Pts)**

Stairs To First Floor

Landing

Bedroom One **11'6" x 11'1" (3.51m x 3.38m)**

Bedroom Two **8'0" x 6'1" (2.44m x 1.85m)**

Family Bathroom

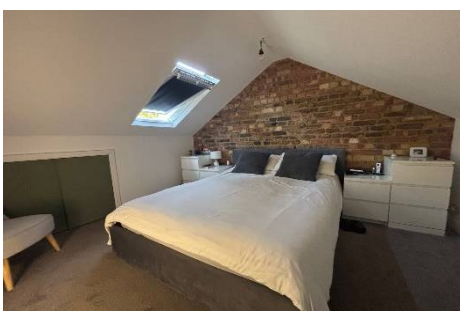
Stairs To Loft Space

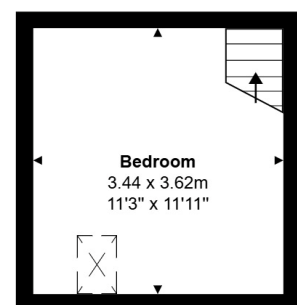
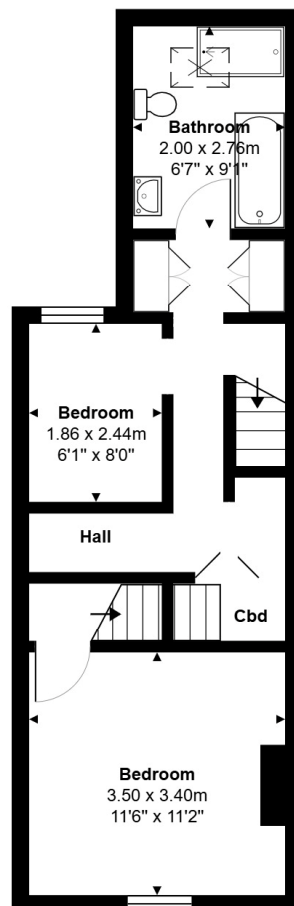
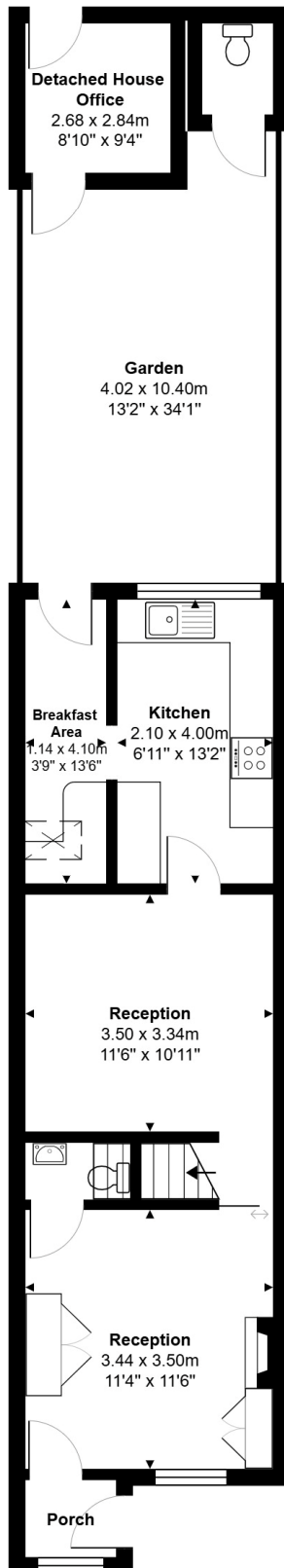
Loft Space **11'8" x 11'3" (3.56m x 3.43m)**
(Currently used as a bedroom)

Exterior

Rear Garden

Detached Home Office **9'4" x 8'8" (2.84m x 2.64m)**





Total Area: 88.4 m² ... 952 ft² (excluding garden)
All measurements are approximate and for display purposes only



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		

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.