

Oliver & Akers

**Hardwicke Place, London Colney, St Albans, Hertfordshire,
AL2**



Situated in a POPULAR LOCATION close to shops, schools and amenities is this THREE BEDROOM FAMILY HOME. In NEED OF UPDATING THROUGHOUT and with PRIOR APPROVAL FOR A SINGLE STORY EXTENSION TO THE REAR. This property also benefits from a front garden with PARKING AND A GARAGE EN-BLOCK. Offered CHAIN FREE!

- **Three Bedrooms**
- **End of Terrace**
- **Scope to Extend**
- **Parking**
- **Garage En-Bloc**
- **Modernisation Required**
- **Close to Amenities**
- **Chain Free!**

£425,000 Freehold

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Accommodation Comprises

Entrance Porch

Lounge Area 4.60m x 7.14m (15'1" x 23'5") max points

Kitchen 8'8" x 7'11" (2.64m x 2.41m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'10" x 9'3" (3.91m x 2.82m)

Bedroom Two 10'1" x 9'3" (3.07m x 2.82m)

Bedroom Three 9'9" x 6'6" (2.97m x 1.98m)

Family Bathroom

Exterior

Front Garden & Parking

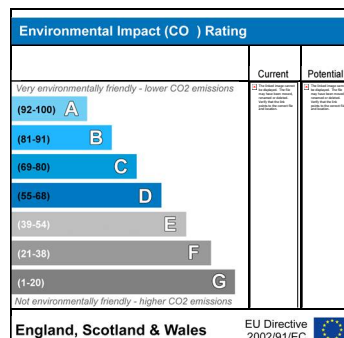
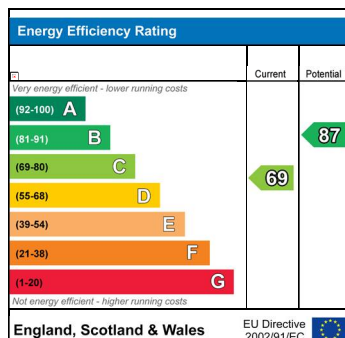
Rear Garden

Garage

Planning Application

Prior approval has been granted for a single storey rear extension ref 5/2025/2292





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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.