

Estate Agency with a personal touch!



Lakeside Place, London Colney, St Albans, Herts, AL2

Situated in a GREAT LOCATION for LAKESIDE WALKS, within easy reach of LOCAL SHOPS and with EXCELLENT ROAD AND TRANSPORT LINKS, this TWO BEDROOM SEMI-DETACHED home is well presented throughout.

Benefitting from TWO ALLOCATED PARKING spaces and a SUNNY ASPECT REAR GARDEN, this property MUST BE VIEWED!

- Semi-Detached
- Two Bedrooms
- Guest WC
- New Bathroom
- Sunny Aspect Garden
- Two Parking Spaces
- Lakeside Walks
- Great Road Links

£375,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 12'2" x 13'2" (3.71m x 4.01m)

Kitchen 7'11" x 6'0" (2.41m x 1.83m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'11" x 10'10" (3.94m x 3.30m)

Bedroom Two 10'3" x 6'5" (3.12m x 1.96m)

Bathroom

Exterior

Rear Garden

Patio area with steps to lawn, storage shed and side gate entrance.

Parking

Two allocated parking spaces





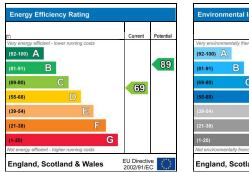


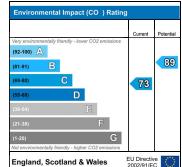


Total area: approx. 51.5 sq. metres (553.8 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk Plan produced using PlanUp.





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email:sales@oliverandakers.com

Web:www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.