

Oliver & Akers

Alsop Close, London Colney, St Albans, Herts, AL2



This EXTENDED THREE BEDROOM FAMILY HOME is AVAILABLE CHAIN FREE! Ideally situated for local shops, schools and amenities. This SEMI-DETACHED home boasts a SECLUDED REAR GARDEN with GENEROUS SUMMER HOUSE which offers HOME OFFICE POTENTIAL. With OFF STREET PARKING FOR TWO CARS and visitor spaces nearby, this home has GREAT ROAD AND TRANSPORT LINKS.

- Semi-Detached
- Three Bedrooms
- Conservatory
- Good Size Garden
- Large Summer House
- Close to Amenities
- Great Transport Links
- Chain Free!

£489,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 15'8" x 14'7" (4.78m x 4.45m)

Kitchen/Diner 14'7" x 8'5" (4.45m x 2.57m)

Conservatory 9'2" x 8'9" (2.79m x 2.67m)

Stairs to First Floor

Bedroom One 10'8" x 8'6" (3.25m x 2.59m)

Bedroom Two 13'3" x 8'6" (4.04m x 2.59m)

Bedroom Three 10'4" x 5'10" (3.15m x 1.78m)

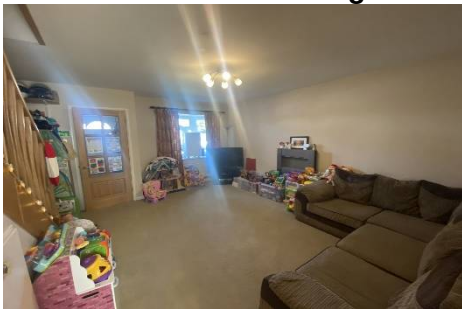
Bathroom

Exterior

Rear Garden 43'1" x 29'1" (13.13m x 8.86m)

Cabin/ Summerhouse 15'8" x 15'7" (4.78m x 4.75m)

Front Garden and Parking





Total Area: 76.4 m² ... 823 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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	68
(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	82	82 The building is not yet fully compliant with the minimum requirements of the Directive. The building must be improved to meet the minimum requirements of the Directive.
(81-91) B		
(69-80) C		
(55-68) D		
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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

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.