



Coombes Road

London Colney, AL2 1ND

£405,000

- Three Bedrooms
- Semi-Detached House
 - Lounge/Diner
 - Fitted Kitchen
 - Cloakroom
 - Triple Galzing
- Potential to Extended S.T.P.P
- Off Street Parking For 2 Cars
- Garden with Rear Access
 - Great Location



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- Entrance Hall
- Lounge/Dining Area
6.91m x 3.25m (22'8 x 10'8)
- Kitchen
3.43m x 2.34m (11'3 x 7'8)
- Cloakroom
- First Floor Landing
- Bedroom One
3.43m x 2.87m (11'3 x 9'5)
- Bedroom Two
3.38m x 2.87m (11'1 x 9'5)
- Bedroom Three
3.63m (max) x 2.16m (11'11 (max) x 7'1)
- Family Bathroom



Total area: approx. 776.1 sq. feet
 This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters.
 Plan produced using The Mobile Agent.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
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(81-91) B			
(69-80) C			
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England & Wales		EU Directive 2002/91/EC	