

# Collingwood Drive

London Colney, AL2 1LE





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£390,000

- Two Bedroom
- Mid-Terraced
- Well Presented Throughout
  - Updated Bathroom
  - Garden
  - Lounge
  - Modern Kitchen
- External Garage with parking
- Close to local amenities
- Near by motorway links







# Collingwood Drive

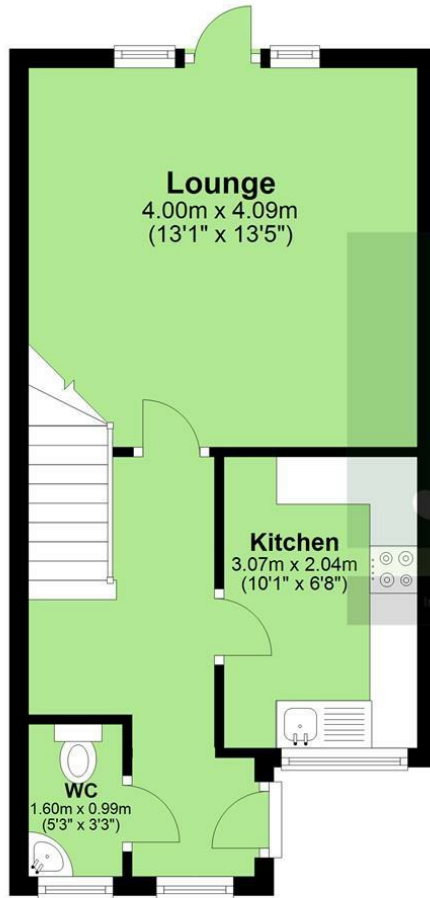
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A well presented two double bedroom mid terrace house situated along Collingwood Drive, London Colney. The property has been updated throughout offering a well balanced accommodation, updated kitchen, modern bathroom, downstairs cloakroom, lounge and enclosed rear garden. The property includes an external garage and benefits from parking in front. The property can be extended further (STPP)



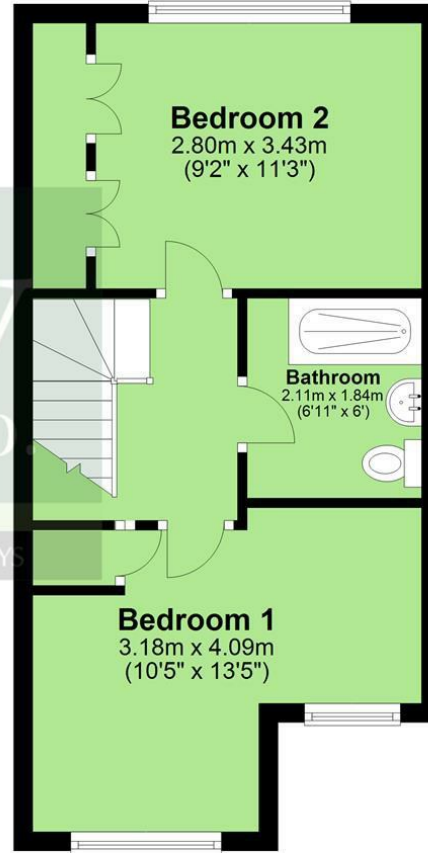
## Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



**Entrance Hallway**  
10'0" x 6'5" (3.07 x 1.96)

**Downstairs WC**  
5'2" x 3'2" (1.6 x 0.99)

**Kitchen**  
10'0" x 6'8" (3.07 x 2.04)

**Lounge**  
13'1" x 13'5" (4 x 4.09)

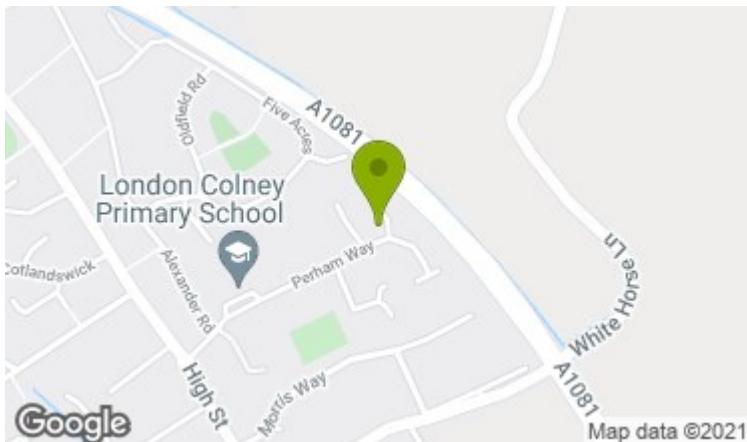
**Stairs Leading to First Floor Landing**

**Bedroom One**  
10'5" x 13'5" (3.18 x 4.09)

**Bedroom Two**  
9'2" x 11'3" (2.8 x 3.43)

**Bathroom**  
6'11" x 6'0" (2.11 x 1.84)

Total area: approx. 63.2 sq. metres (680.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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