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Incorporating



Property Consultants



28 Summerfield Close, London Colney, Hertfordshire, AL2 IPT

£1,350 Per Month

A well presented three bedroom semi-detached house in a quiet cul-de-sac close to Shops, Schools and the Village Centre. It also includes newly fitted carpets throughout, curtains and a new fitted kitchen with all white goods included. Ample parking, garage and a good sized rear garden.

Available End of November 2015 for a 6 / 12 month term. Non smokers, no pets.

## 28 Summerfield Close, London Colney, Hertfordshire, AL2 IPT

**Covered porch, double glazed front door into the-**



### SEPARATE W/C

With a low flush suite, radiator, U.P.V.C. frosted double glazed side window, blind.

### OUTSIDE

Lawned front garden with flower borders, concrete path and long tarmac drive to the-

### GARAGE

With metal up and over door, plus side door. Timber side gate to the 100ft approx rear garden, which includes a patio, lawn, block paved paths, well stocked flower borders, good fencing, garden shed.

### GARDEN

Timber side gate to the 100ft approx rear garden, which includes a patio, lawn, block paved paths, well stocked flower borders, good fencing, garden shed.

### ENTRANCE HALL

Fitted carpet, also to stairs, smoke alarm, radiator, glazed doors to-

### LOUNGE

12'6" x 12'6" (3.66m x 3.66m)

12'6" (3.81m) x 12'6" (3.81m). U.P.V.C. double glazed front window, radiator, fitted carpet and curtains.

### KITCHEN / DINNING ROOM

18'6" x 9'9" (5.49m x 2.74m)

U.P.V.C. double glazed window and matching sliding patio doors to the rear garden, further side door, blinds, radiator, range of modern base and wall cuboards with drawers and worktops, washing machine and tumble dryer, built-in 4-ring gas hob with electric oven below and extractor over, integrated fridge, stainless steel sink unit, gas central heating boiler, understairs cupboard, carpet tiles in the kitchen area and fitted carpet to the dining area.

### FIRST FLOOR LANDING

Fitted carpet, hatch into the loft, built-in airing cupboard with the hot water cylinder, U.P.V.C. double glazed side window, doors to-

### BEDROOM 1:

13 x 12'6" (3.96m x 3.66m)

U.P.V.C. double glazed front window, fitted carpet, curtains, built-in wardrobe.

### BEDROOM 2:

10'6" x 9'6" (3.05m x 2.74m)

U.P.V.C. double glazed rear window, fitted carpet, curtains, radiator.

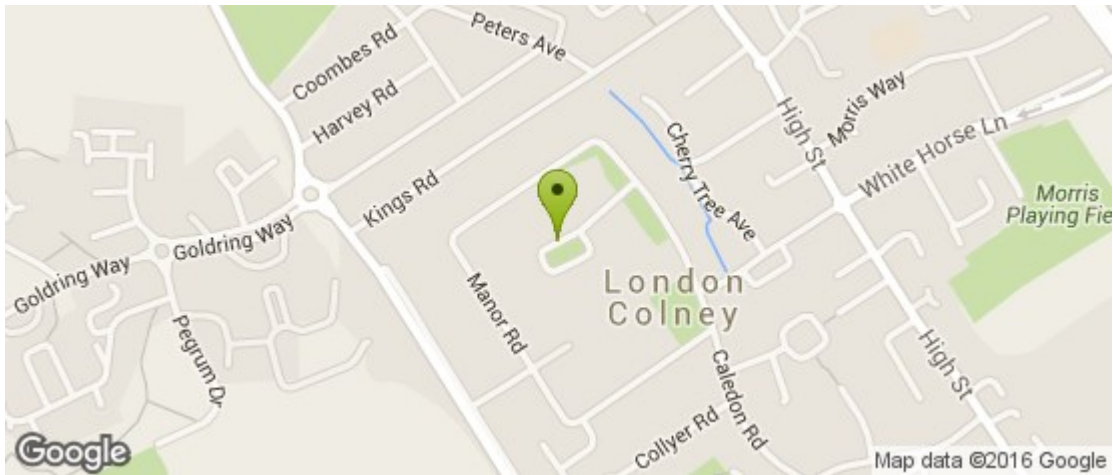
### BEDROOM 3:

9 x 8 (2.74m x 2.44m)

U.P.V.C. double glazed front window, fitted carpet, curtains, radiator.

### BATHROOM

White suite comprising panelled bath with separately plumbed shower over, wash basin, radiator, U.P.V.C. frosted double glazed rear window, blind, fitted carpet.



Energy Efficiency 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		63	64
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		57	70
EU Directive 2002/91/EC			

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