

Morris Way

London Colney, AL2 1JN



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Offers In Excess Of £550,000

- Three Bedrooms
- Semi Detached
- Large Spacious Living Room
- Extended Kitchen/Breakfast Room
 - Downstairs Bathroom
 - Private Rear Garden
- Further Extension Potential (S.T.P.P)
 - External Garage
 - Driveway
- Modernisation Required

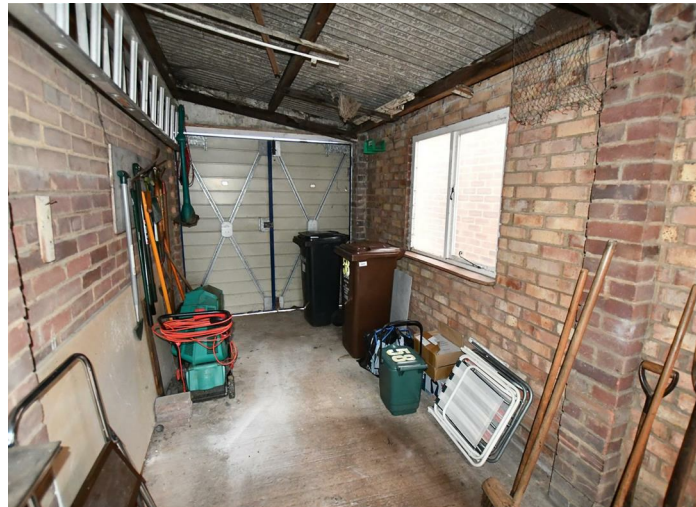




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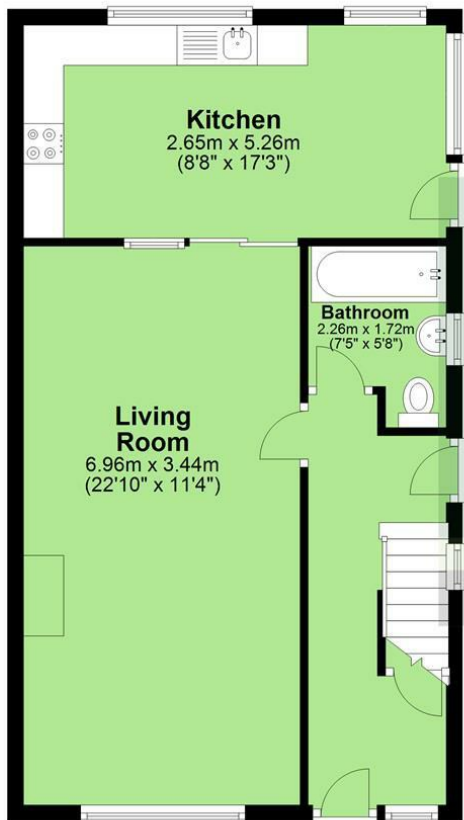
A fantastic opportunity to acquire this three bedroom semi-detached house with potential for further expansion S.T.P.P. The accommodation comprises, large entrance hall, spacious living room, extended kitchen/breakfast room, downstairs bathroom, external garage, and three generously sized bedrooms. Outside you have a large rear garden and off street parking to the front for two cars. Situated on one of London Colney's most sought after roads, Morris Way, making this the ideal family home. Modernisation required.





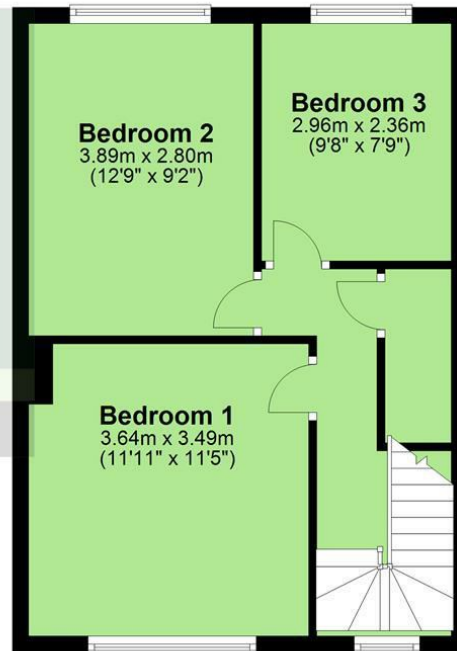
Ground Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 91.3 sq. metres (982.6 sq. feet)

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- Entrance Hallway
- Living Room
22'10" x 11'3" (6.96 x 3.44)
- Kitchen
8'8" x 17'3" (2.65 x 5.26)
- Bathroom
7'4" x 5'7" (2.26 x 1.72)
- Stairs Leading to First Floor Landing
- Bedroom One
11'11" x 11'5" (3.64 x 3.49)
- Bedroom Two
12'9" x 9'2" (3.89 x 2.80)
- Bedroom Three
9'8" x 7'8" (2.96 x 2.36)
- Garage
21'9" x 7'0" (6.65 x 2.14)

Council Tax
Band E

EPC Rating
C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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