

# Peters Avenue

London Colney, AL2 1NQ



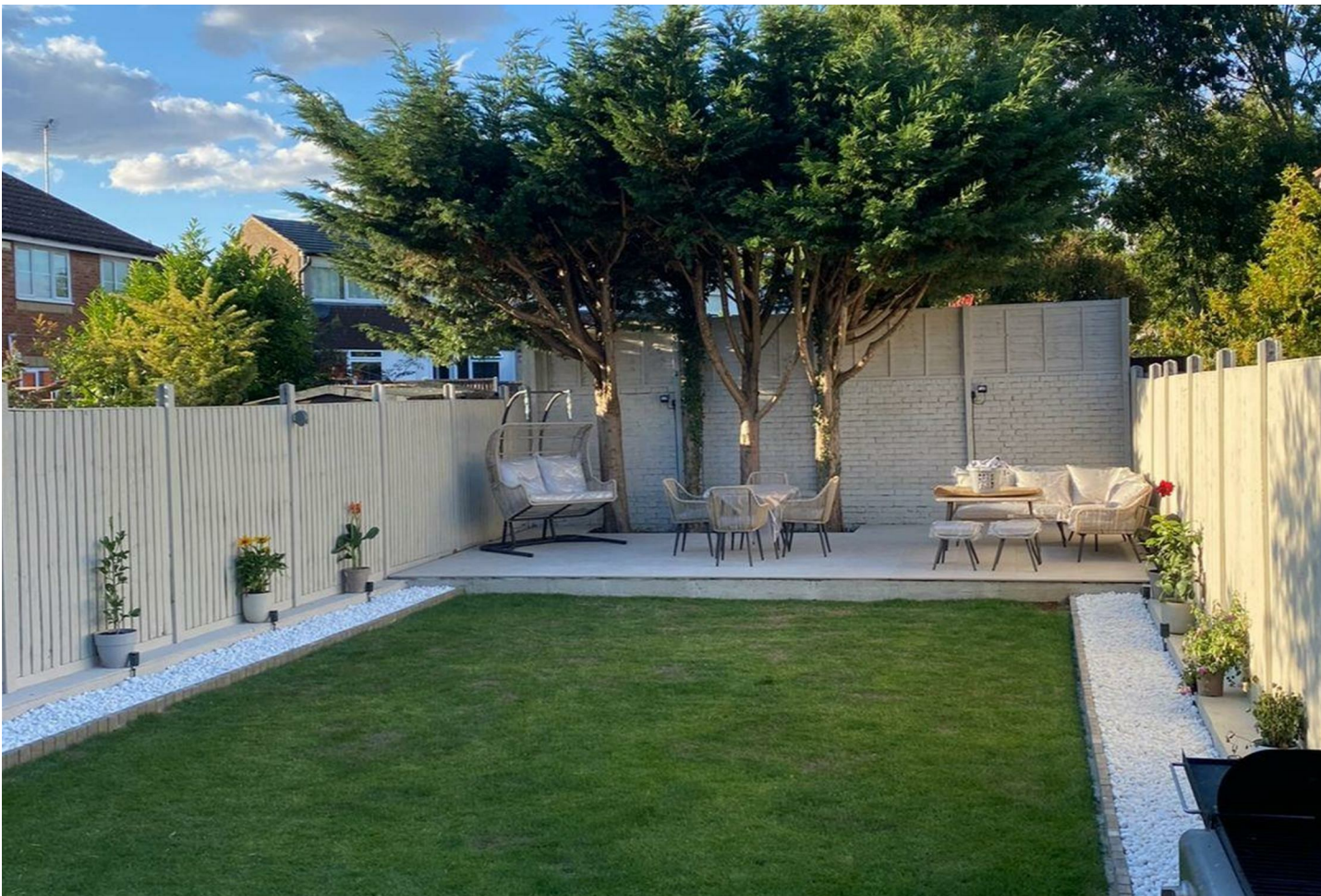
# Peters Avenue

London Colney, AL2 1NQ

£535,000

- In Excellent Condition Throughout
- Three Bedroom Family Home
  - End Terrace
- Open Plan Kitchen/Dining Area
  - Lounge Area
- Modern Bathroom Suite
- Lean-To/Utility Area
  - Downstairs WC
- Private Rear Garden
- Driveway for 2 Vehicles





# Peters Avenue

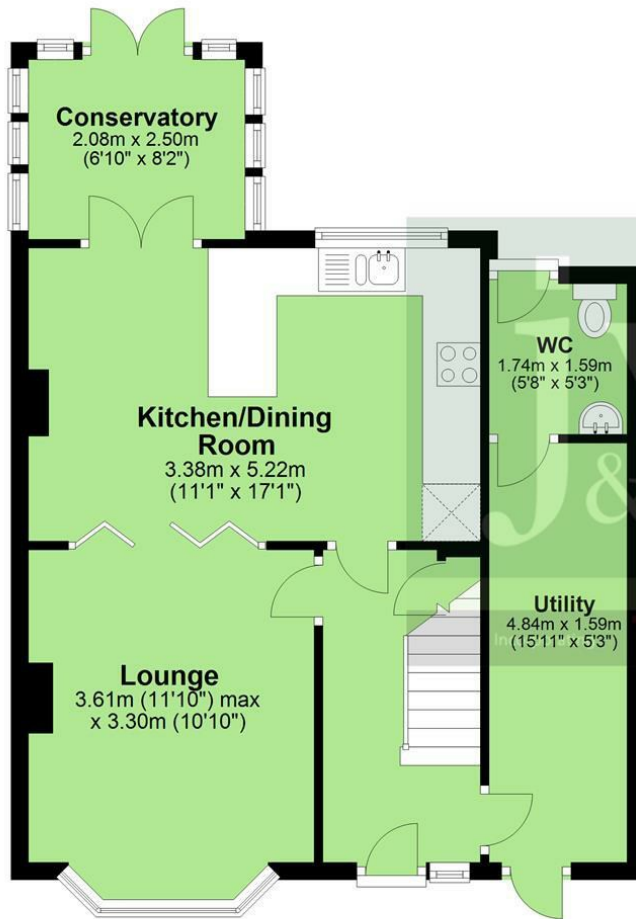
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A fantastic opportunity to acquire this completely modernised three bedroom family home. The property has been updated throughout by the current owners, allowing any interested party the flexibility to move straight in with ease. Internally the property comprises; entrance hallway, lounge area which can be closed off via tri-folding doors, open planned kitchen/dining area complete with integrated appliances, rear conservatory, lean-to/utility area with downstairs WC, three bedrooms and modern bathroom suite. Additional benefits include private rear garden with landscaped patio area along with paved driveway with space for 2 vehicles. An internal viewing is highly recommended and is seen as an ideal first time buy or investment opportunity.



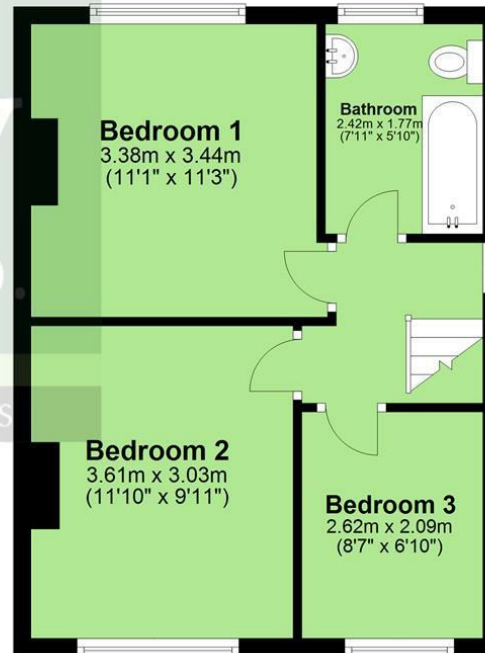
## Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 91.0 sq. metres (979.4 sq. feet)



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### Entrance Hallway

**Lounge**  
11'10" x 10'9" (3.61 x 3.30)

**Kitchen/Dining Room**  
11'1" x 17'1" (3.38 x 5.22)

**Conservatory**  
6'9" x 8'2" (2.08 x 2.50)

**Utility/Lean-To**  
15'10" x 5'2" (4.84 x 1.59)

**WC**  
5'8" x 5'2" (1.74 x 1.59)

### Stairs Leading to First Floor Landing

**Bedroom One**  
11'1" x 11'3" (3.38 x 3.44)

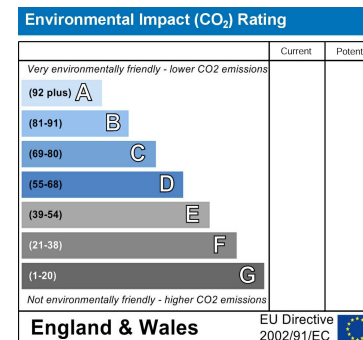
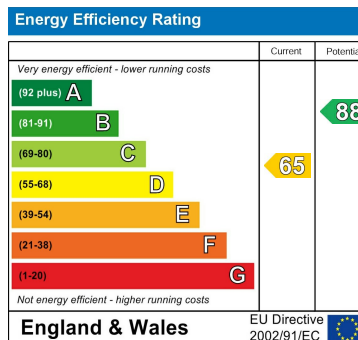
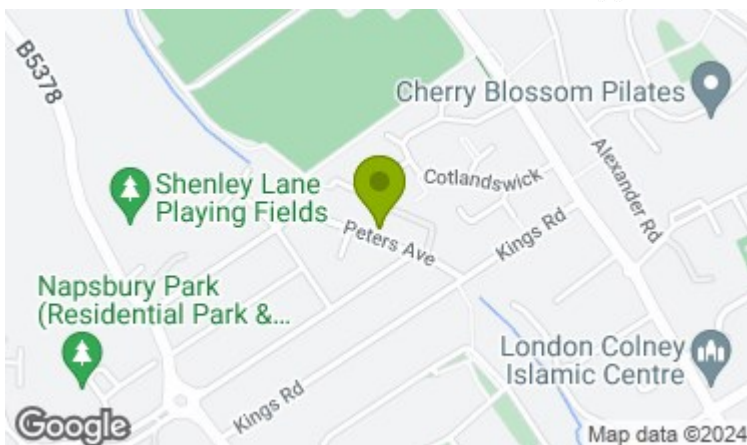
**Bedroom Two**  
11'10" x 9'11" (3.61 x 3.03)

**Bedroom Three**  
8'7" x 6'10" (2.62 x 2.09)

**Bathroom**  
7'11" x 5'9" (2.42 x 1.77)

**EPC Rating**  
D

**Council tax**  
Band D



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