

Peters Avenue

London Colney, AL2 1NQ



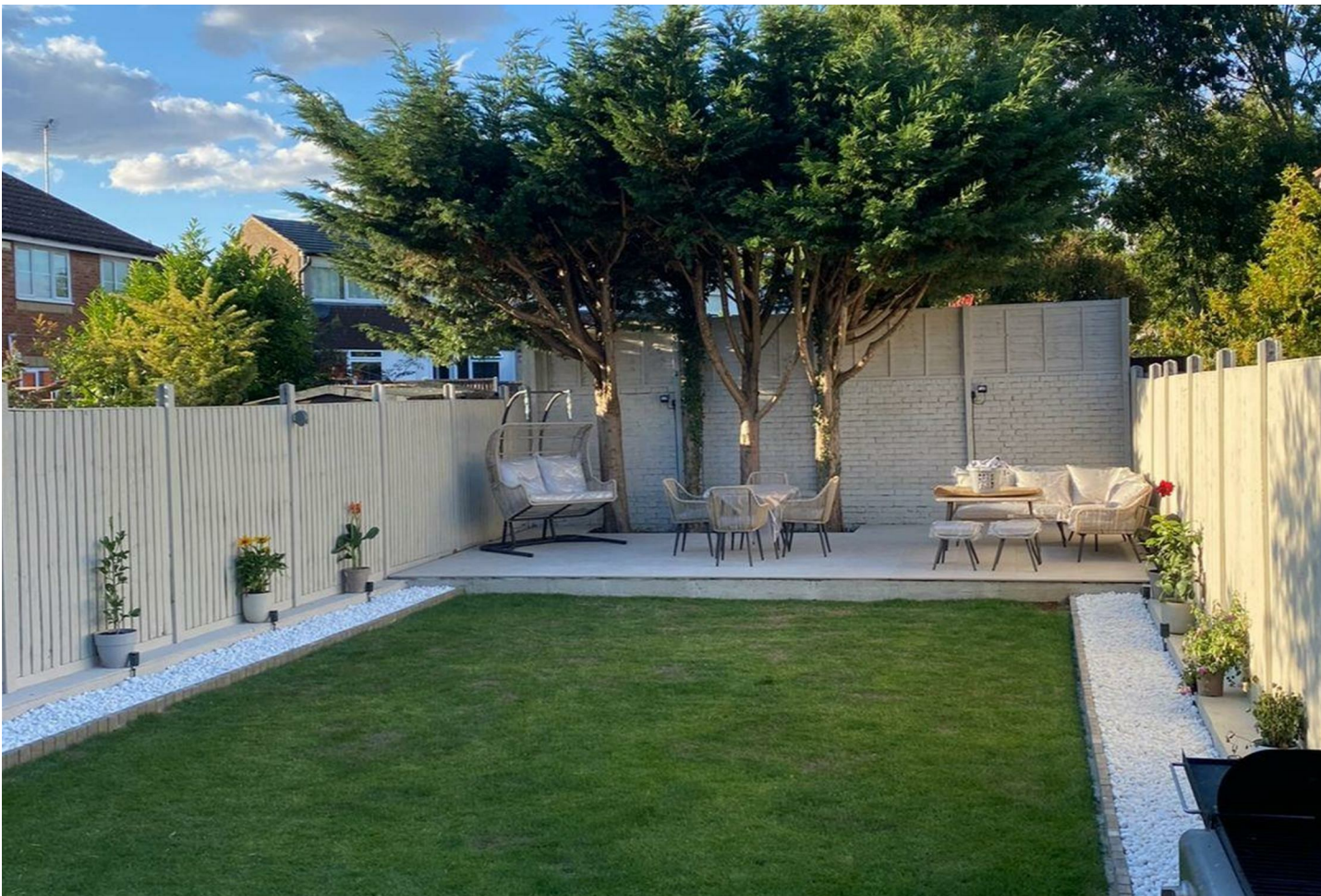
Peters Avenue

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

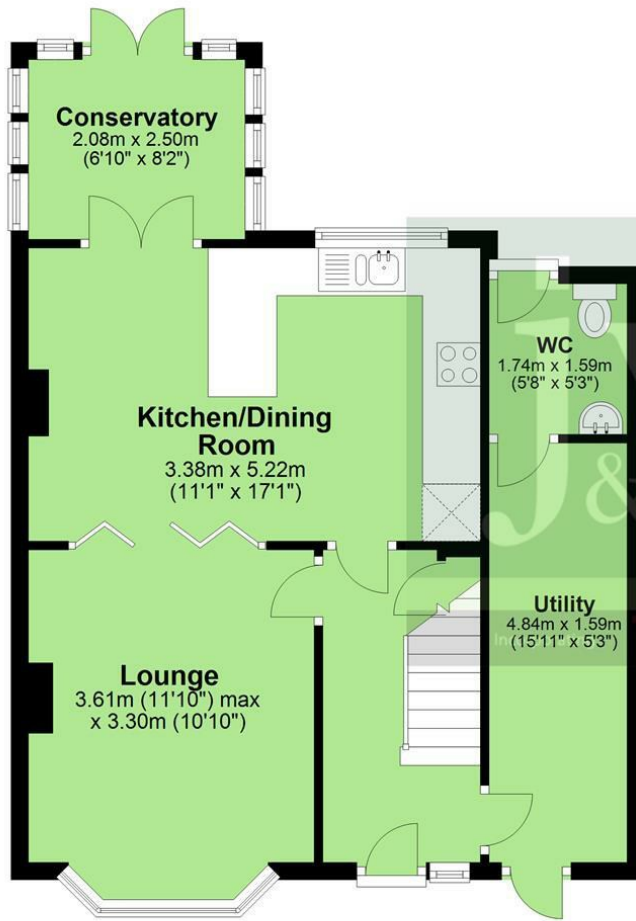
London Colney, AL2 1NQ

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.



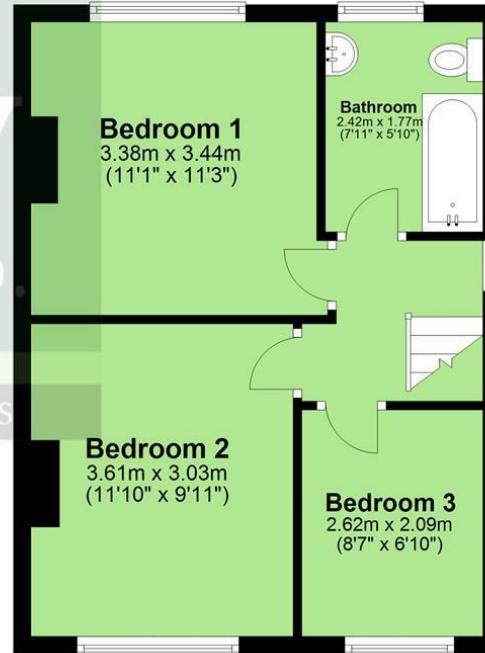
Ground Floor

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)



JW&Co St Albans
3 London Road, St Albans, Hertfordshire, AL1 1LA
01727 844444
stalbans@jwandco.co.uk

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)

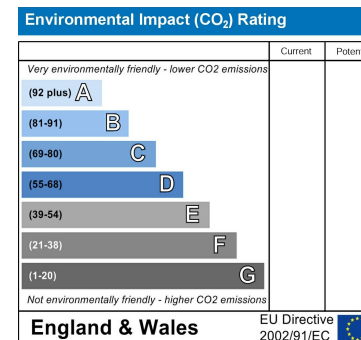
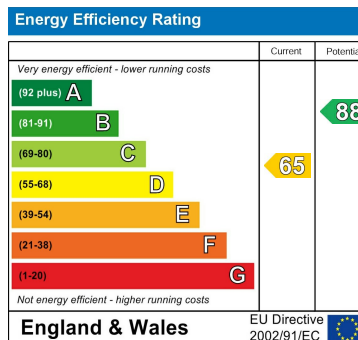
Bedroom Two
11'10" x 9'11" (3.61 x 3.03)

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



In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.