

Floral Drive

London Colney, AL2 1HB



Floral Drive

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£470,000

- No Upper Chain
- Three Bedroom
 - Mid Terrace
 - Garage
- Large Driveway
 - Kitchen
- Lounge/Dining Room
- Private Rear Garden
- Council Tax Band - D
 - EPC Rating - D





Floral Drive

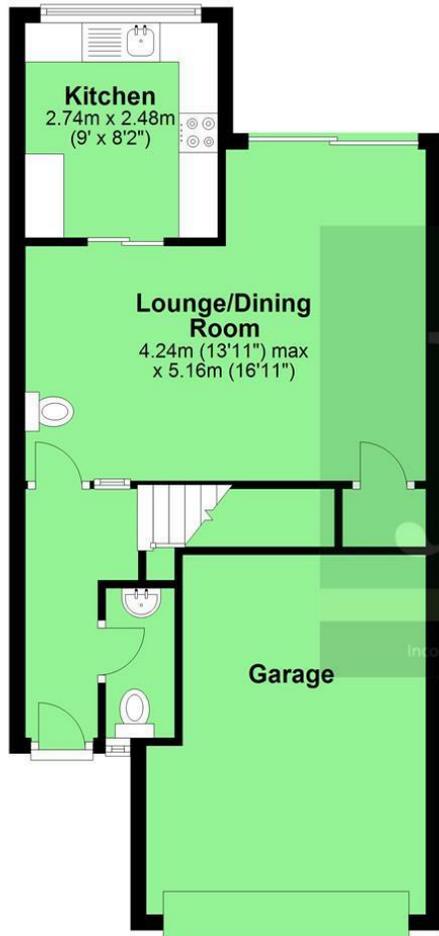
London Colney, AL2 1HB

Available with no upper chain comes this three bedroom mid terrace along Floral Drive, London Colney. Close to local amenities and good schools with road links to M25 & M1. Regular bus routes into St Albans and St Albans City Centre. The property comprises entrance hall, good sized lounge/dining room, kitchen and family bathroom. The property further benefits from off street parking, garage and enclosed rear garden.



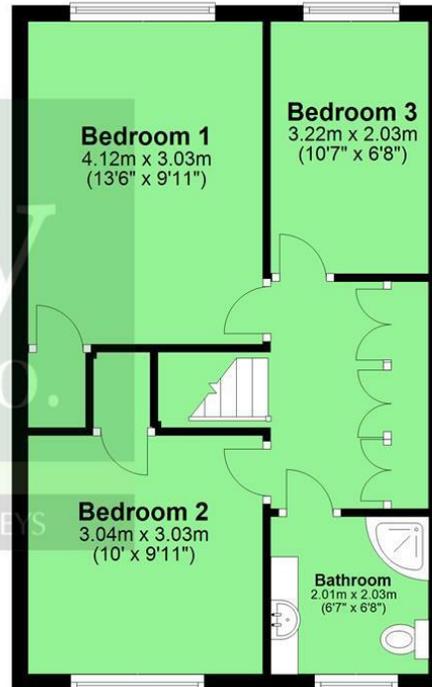
Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

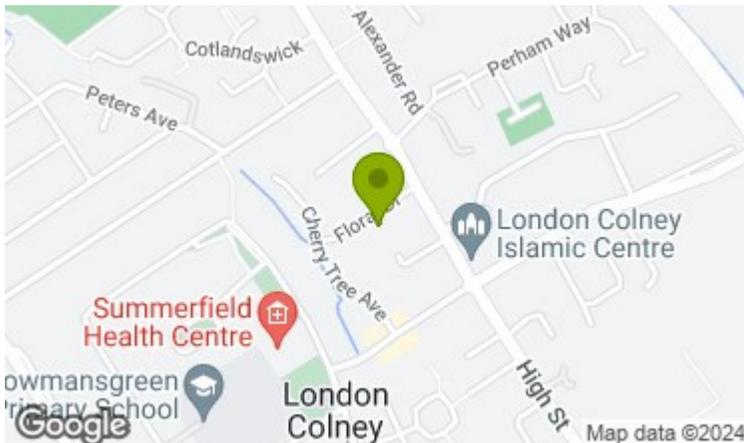


JW&Co St Albans
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- Entrance Hallway
- Lounge/Dining Room
13'10" x 16'11" (4.24 x 5.16)
- Kitchen
8'11" x 8'1" (2.74 x 2.48)
- Stairs Leading to First Floor Landing
- Bedroom One
13'6" x 9'11" (4.12 x 3.03)
- Bedroom Two
9'11" x 9'11" (3.04 x 3.03)
- Bedroom Three
10'6" x 6'7" (3.22 x 2.03)
- Bathroom
6'7" x 6'7" (2.01 x 2.03)
- Garage
15'0" x 11'9" (4.59 x 3.60)

EPC Rating
D

Council Tax
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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