



Kings Road

London Colney, AL2 1EP

£539,950

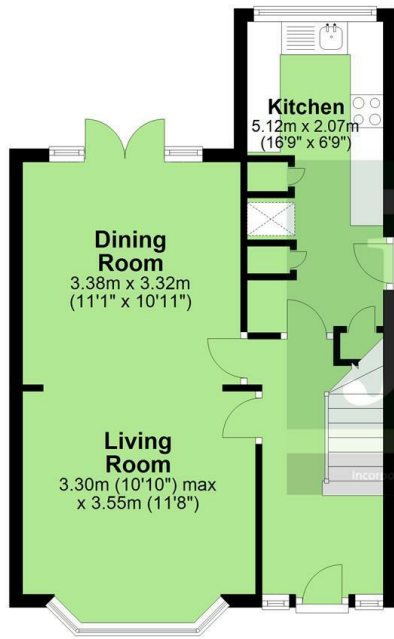
- Chain Free
- Semi-Detached
 - Freehold
- Three Bedrooms
 - Driveway
 - Garage
- 5 Minutes to M25
- Short Walk to Local Amenities
- Less Than 5 Minutes From Colney Shopping Fields
- 10 Minutes to St. Albans Train Station With Direct Routes to Central London



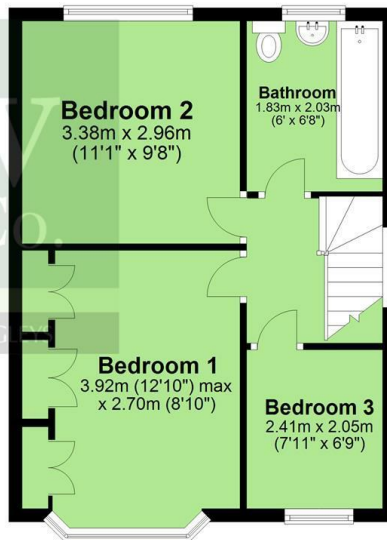
JW&Co St Albans
3 London Road, St Albans, Hertfordshire, AL1 1LA
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stalbans@jwandco.co.uk



Ground Floor
Approx. 41.5 sq. metres (446.6 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Living Room
3.30 x 3.55 (10'9" x 11'7")

Dining Room
3.38 x 3.32 (11'1" x 10'10")

Kitchen
5.12 x 2.07 (16'9" x 6'9")

Bathroom
1.83 x 2.03 (6'0" x 6'7")

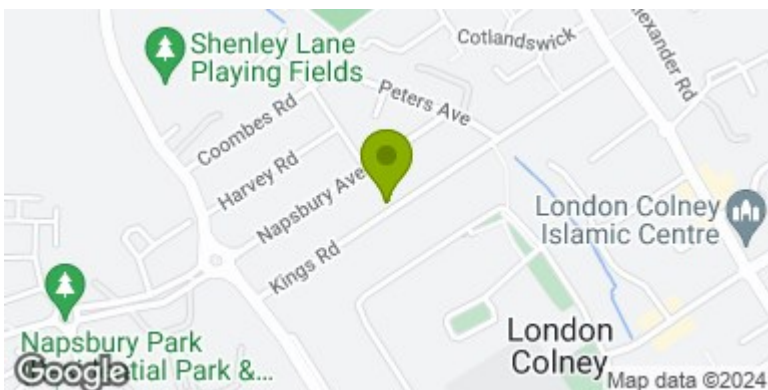
Bedroom 1
3.90 x 2.70 (12'9" x 8'10")

Bedroom 2
3.38 x 2.96 (11'1" x 9'8")

Bedroom 3
2.41 x 2.05 (7'10" x 6'8")

EPC Rating
D

Council Tax
Band D



Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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				87
(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		