

Alexander Road

London Colney, AL2 1HS



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Offers In Excess Of £400,000

- Complete Chain
- Two Double Bedrooms
 - Mid Terrace
- Open Planned Lounge/Dining Room
 - Extended Kitchen
 - Family Bathroom
 - Private Rear Garden
 - Driveway for 2 Cars
 - Electric Charging Point
 - Ideal First Time Buy





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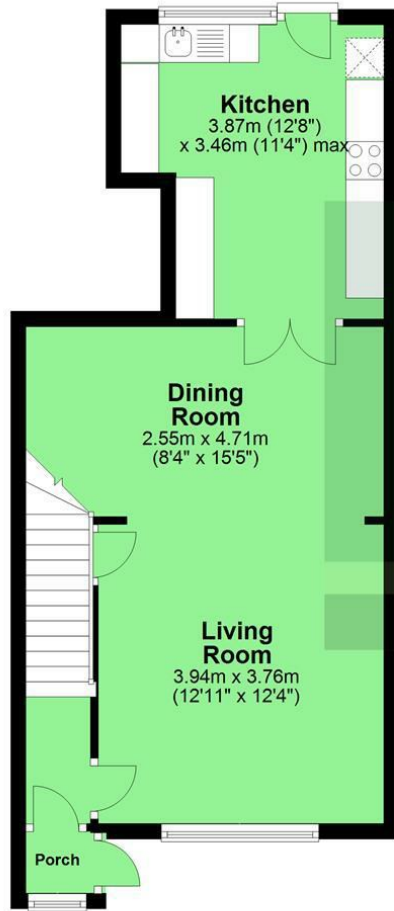
JW & Co. Langleys are pleased to offer this two double bedroom mid terrace property, located along Alexander Road, London Colney. Ideal purchase for first time buyers with a generous living space.

Internally the property comprises; entrance porch, large living space (lounges/dining area), extended kitchen, two (double) bedrooms, and family bathroom suite.

Externally the property boasts private rear garden, and driveway for multiple cars with electric charging point. The property requires general upkeep and has scope to increase the property value through modernisation alongside further development potential (subject to necessary planning consent). Please note that access to the rear garden is currently only via the back door.



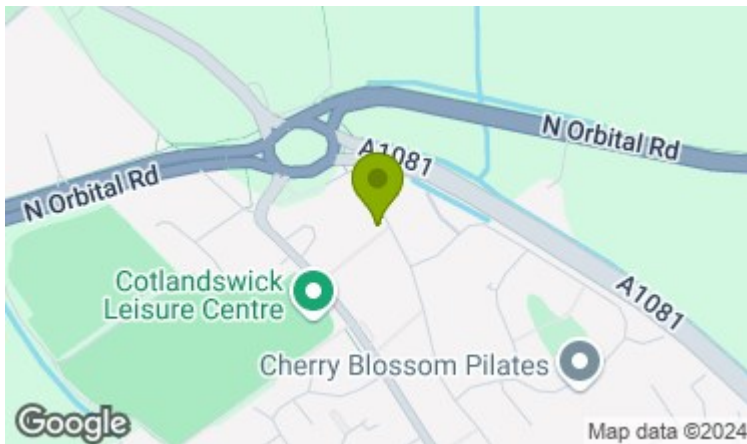
Ground Floor
Approx. 43.3 sq. metres (466.2 sq. feet)



First Floor
Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 77.1 sq. metres (829.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



JW&Co St Albans
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Porch

Entrance Hall

Living Room
12'11" x 12'4" (3.94 x 3.76)

Dining Area
8'4" x 15'5" (2.55 x 4.71)

Kitchen
12'8" x 11'4" (3.87m x 3.46m)

Stairs Leading to First Floor Landing

Bedroom One
11'5" x 13'6" (3.48m x 4.14m)

Bedroom Two
9'9" x 12'5" (2.99m x 3.79m)

Bathroom
8'0" x 5'8" (2.45 x 1.75)

Outside

Paved front garden providing off road parking for 4 cars and electric charging point, garden 35ft (approx) rear garden, which includes a patio, lawn and good fencing.

EPC Rating
D

Council Tax Band
C

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.