

Alexander Road

London Colney, AL2 1HS

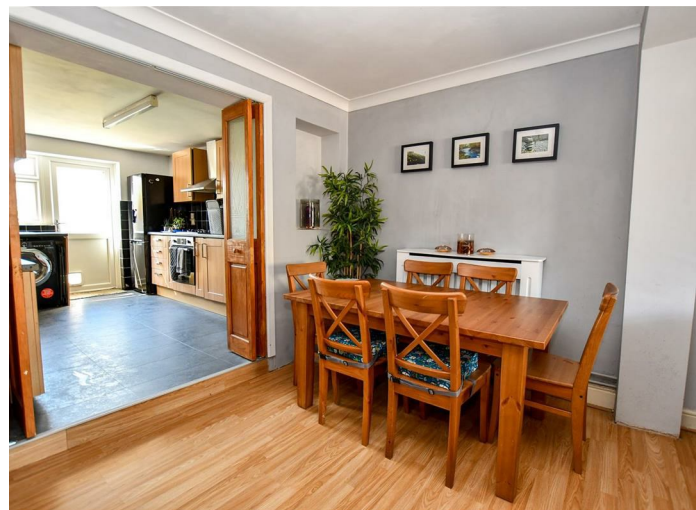


Alexander Road

London Colney, AL2 1HS

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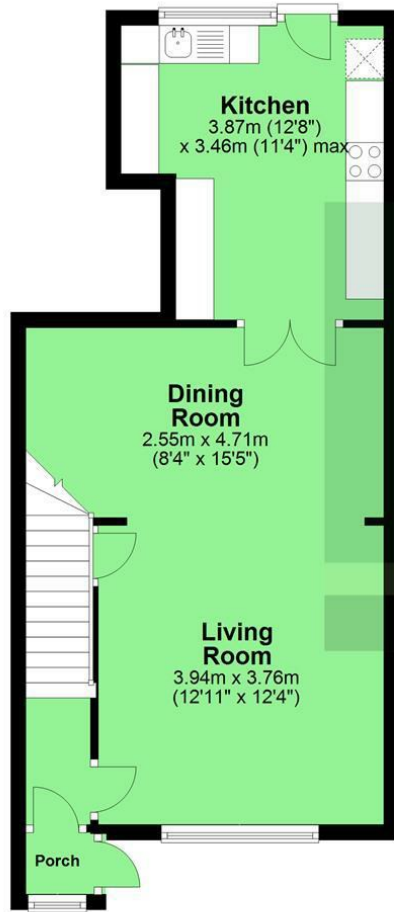
JW & Co. Langleys are pleased to offer this two double bedroom mid terrace property, located along Alexander Road, London Colney. Ideal purchase for first time buyers with a generous living space.

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)



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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

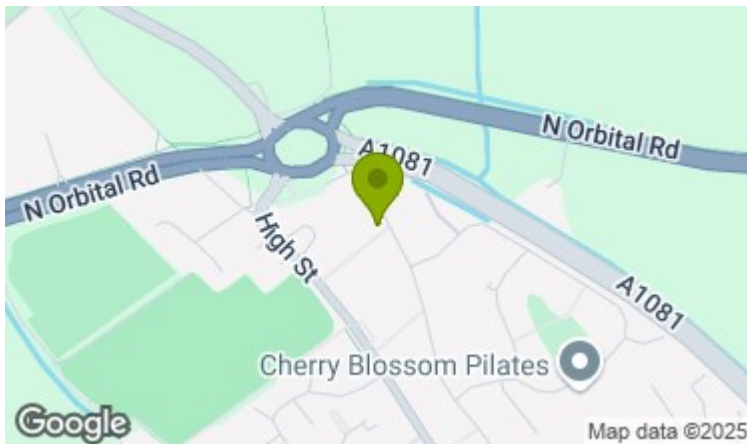
Paved front garden providing off road parking for 4 cars and electric charging point, garden 35ft (approx) rear garden, which includes a patio, lawn and good fencing.

EPC Rating

D

Council Tax Band

C



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	

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