

# Summerfield Close

London Colney, AL2 IPT



# Summerfield Close

London Colney, AL2 IPT

£1,950 PCM

- Available Early December 2024
- Three Good Size Bedrooms
- Garden Maintenance Included
- Driveway With Off Road Parking
  - Garage
  - Private Rear Garden
- Modern Kitchen & Dining Area
- Separate Bathroom & W/C
- Large & Bright Reception Room
  - Council Tax Band D





# Summerfield Close

London Colney, AL2 IPT

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME situated in a quiet cul-de-sac close to local shops, amenities and good schools. The property has been newly decorated throughout and consist of a large, bright reception room, modern fully fitted kitchen with appliances, separate bathroom and W/C, three good size bedrooms, private rear garden, garage and driveway. Regular garden maintenance is included in the rent. Unfurnished.

Available Early December 2024

Five week deposit = £2250

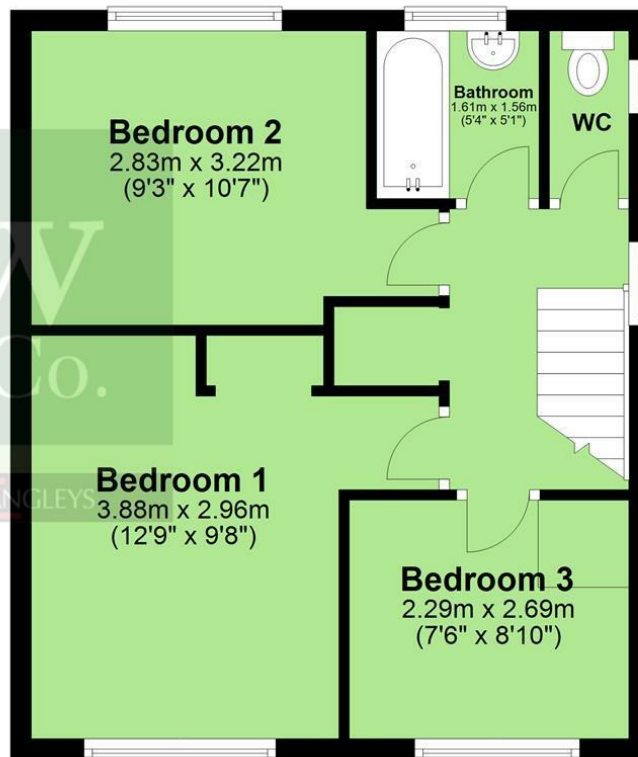
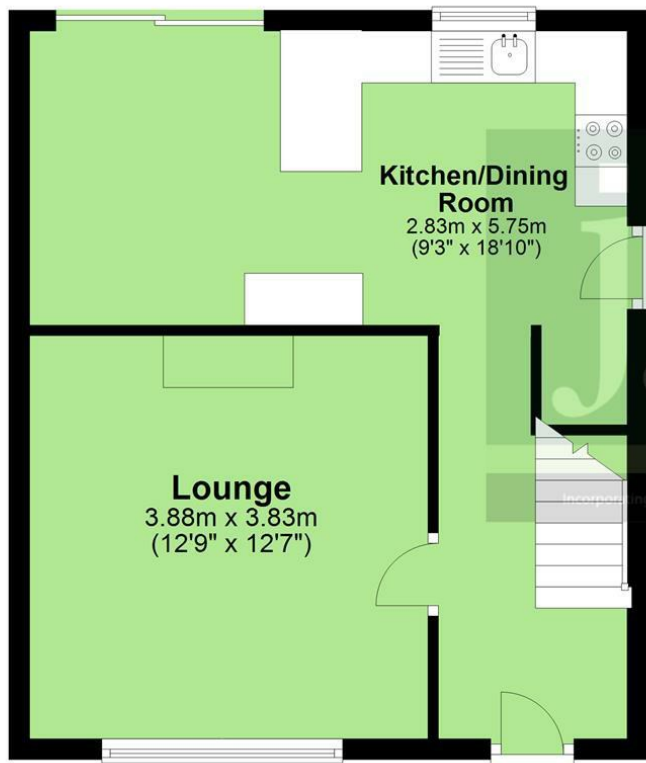


## Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)

## First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



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

**RECEPTION ROOM:**  
13'1" x 12'9" (4 x 3.9)

**KITCHEN:**  
19'0" x 9'2" (5.8 x 2.8)

**BEDROOM ONE:**  
13'1" x 12'9" (4 x 3.9)

**BEDROOM TWO:**  
12'9" x 9'2" (3.9 x 2.8)

**BEDROOM THREE:**  
7'9" x 8'10" (2.37 x 2.7)

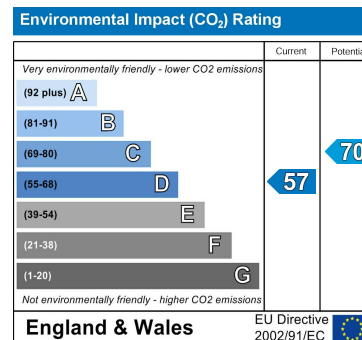
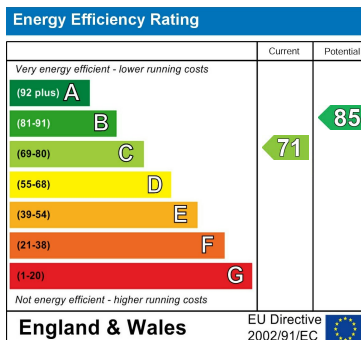
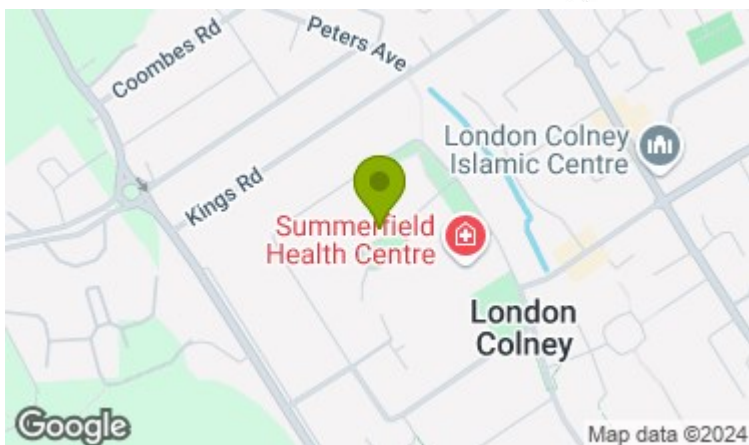
**BATHROOM:**  
6'2" x 5'2" (1.9 x 1.6)

**W/C:**  
3'3" x 6'2" (1 x 1.9)

**REAR GARDEN:**

**GARAGE:**

Total area: approx. 78.2 sq. metres (842.1 sq. feet)



In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPMRs) 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.