



Alexander Road

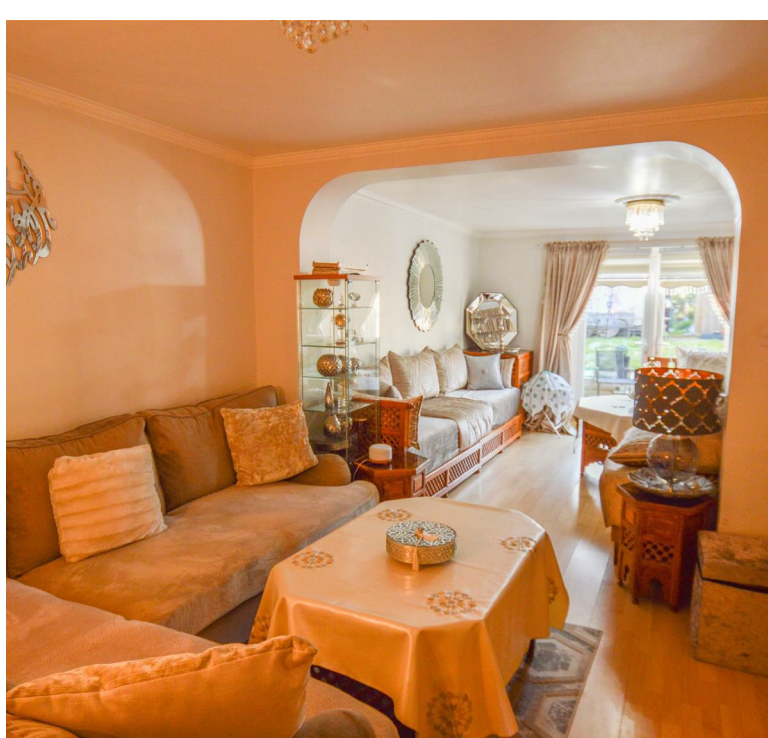
London Colney, AL2 1HS

£550,000

- Three Bedrooms
 - End Terrace
- Single Storey Extension to Rear
- Well Presented Throughout
- Large Private Rear Garden
 - Outbuilding
 - Family Bathroom
- Further Extension Potential
 - Council Tax Band C
 - EPC Rating C



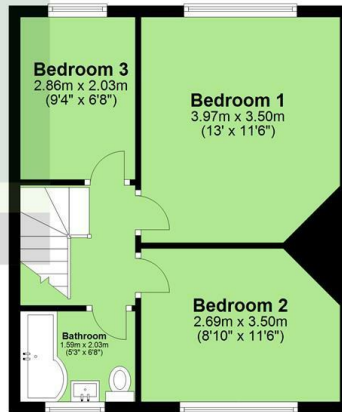
JW&Co St Albans
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Ground Floor
Approx. 81.3 sq. metres (875.1 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 119.4 sq. metres (1284.9 sq. feet)

Entrance Hallway

Lounge Area
3.96 x 3.02 (12'11" x 9'10")

Sitting Room
3.84 x 4.04 (12'7" x 13'3")

Dining Area
2.71 x 3.49 (8'10" x 11'5")

Kitchen
3.96 x 2.51 (12'11" x 8'2")

Lean To
3.84 x 2.34 (12'7" x 7'8")

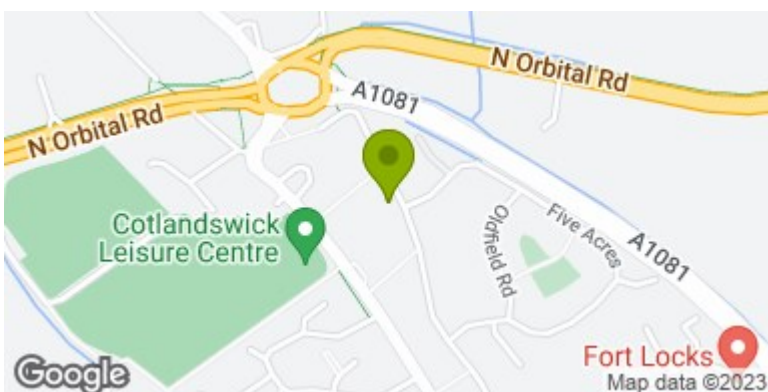
Stairs Leading to First Floor
Landing

Bedroom One
3.97 x 3.50 (13'0" x 11'5")

Bedroom Two
2.69 x 3.50 (8'9" x 11'5")

Bedroom Three
2.86 x 2.03 (9'4" x 6'7")

Bathroom
1.59 x 2.03 (5'2" x 6'7")



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(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	83