



# 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

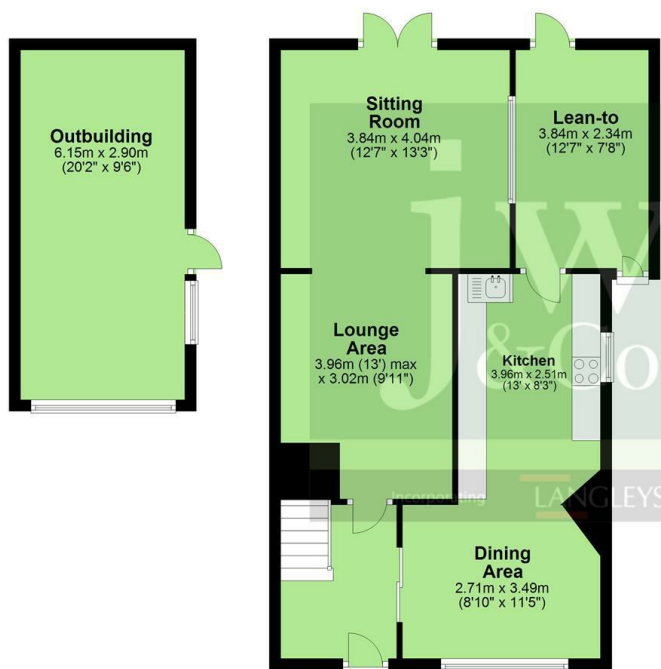


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**Ground Floor**  
Approx. 81.3 sq. metres (875.1 sq. feet)



**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")

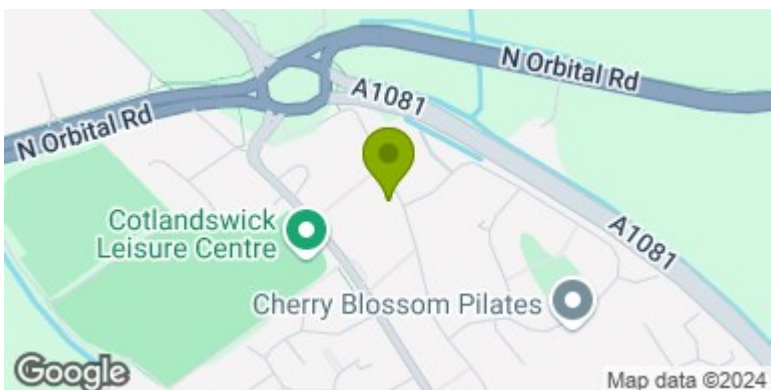
**Stairs Leading to First Floor Landing**

**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC