

Floral Drive

London Colney, AL2 1HB



Floral Drive

London Colney, AL2 1HB

£560,000

- Three Bedrooms
 - End Terrace
- Large Garden Plot
- Extended Kitchen
 - Internal Garage
 - Downstairs WC
 - Driveway
- Council Tax Band D
 - EPC Rating D





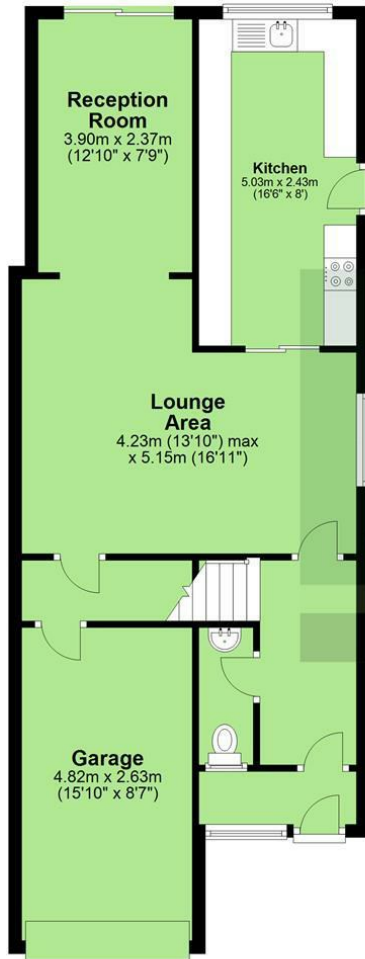
Floral Drive

London Colney, AL2 1HB

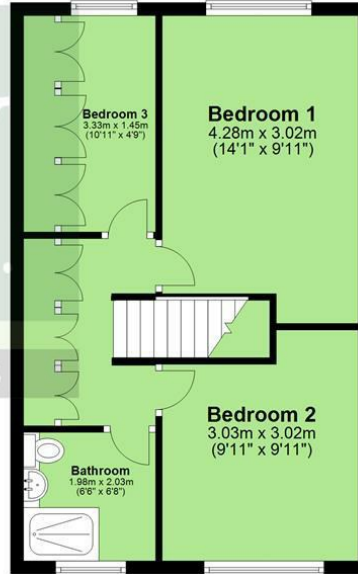
Available exclusively to JW & Co. Langleys comes this extended three bedroom end terrace property with large garden plot located along Floral Drive, London Colney. The property has been altered to create excellent living/entertaining space, ideal for a growing family. Internally the property comprises; entrance porch, hallway, downstairs cloakroom, lounge/dining area, kitchen, three generously sized bedrooms and family bathroom. The property benefits from internal garage, driveway for multiple vehicles and relatively large front and rear gardens.



Ground Floor
Approx. 67.5 sq. metres (726.9 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 110.8 sq. metres (1192.4 sq. feet)



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

Porch

Entrance Hallway

Downstairs WC
2'9" x 6'11" (0.84 x 2.12)

Lounge Area
16'10" x 13'10" (5.15 x 4.23)

Reception Room
12'9" x 7'9" (3.90 x 2.37)

Kitchen
16'6" x 7'11" (5.03 x 2.43)

Stairs Leading to First Floor Landing

Bedroom One
14'0" x 9'10" (4.28 x 3.02)

Bedroom Two
9'11" x 9'10" (3.03 x 3.02)

Bedroom Three
6'7" x 10'11" (2.02 x 3.33)

Bathroom
6'7" x 6'5" (2.03 x 1.98)

Garage
15'9" x 8'7" (4.82 x 2.63)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.