

Floral Drive

London Colney, AL2 1HB



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£560,000

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





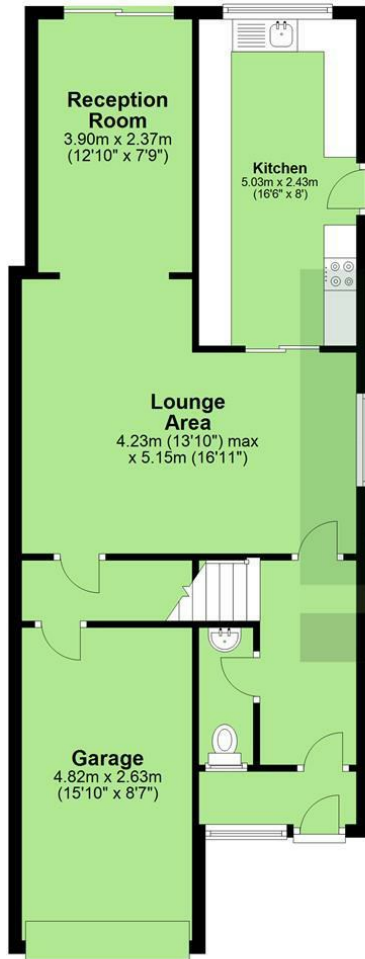
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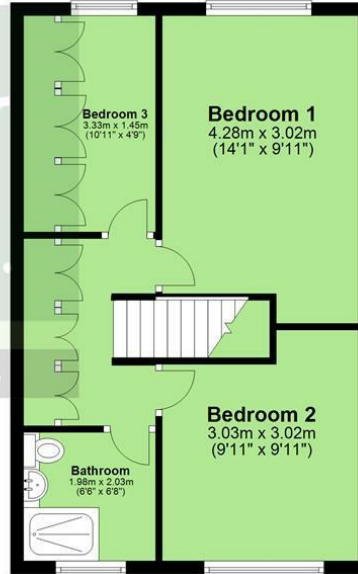
Available exclusively to JW & Co. Langleys comes this extended three bedroom end terrace property with large garden plot located along Floral Drive, London Colney. The property has been altered to create excellent living/entertaining space, ideal for a growing family. Internally the property comprises; 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)



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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

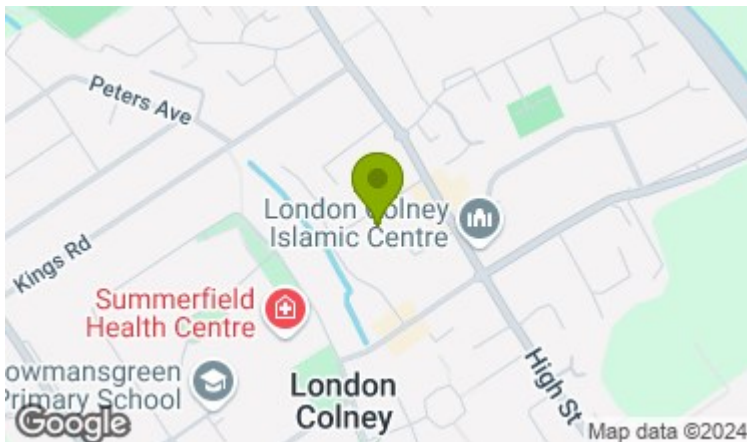
Bedroom One
14'0" x 9'10" (4.28 x 3.02)

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	
	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	
Current: 61	Potential: 84
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
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