

Alexander Road

London Colney, AL2 1HU



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£610,000

- Three Bedroom Semi Detached
- Excellent Condition Throughout
- Single Story Extension to Rear
 - Large Kitchen/Dining Room
 - Spacious Lounge
- Driveway for Multiple Cars
 - 100 ft. garden approx.
- Further Extension Potential (S.T.P.P)
 - Four Piece Bathroom Suite
- Viewing Highly Recommended





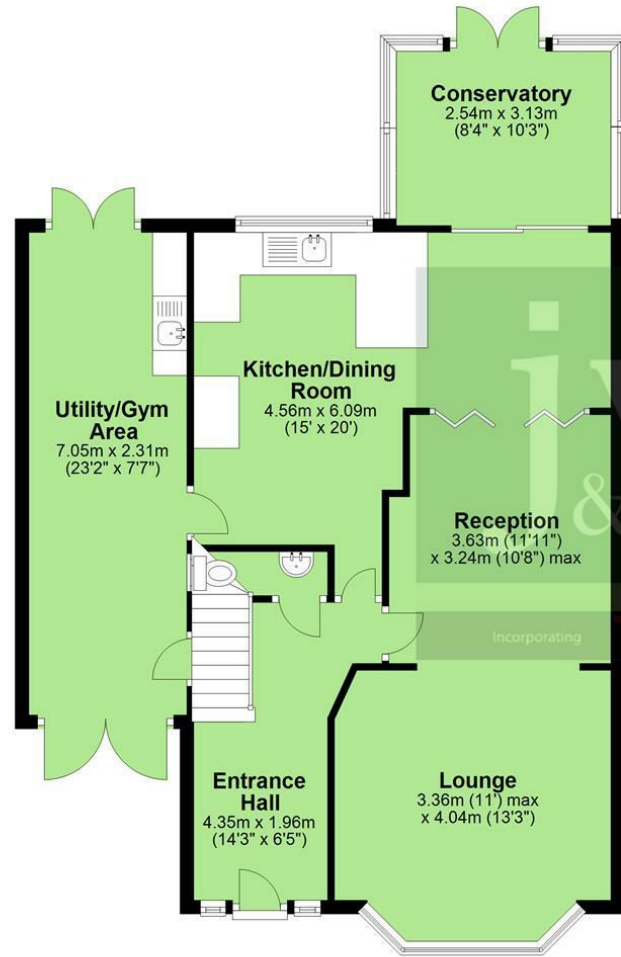
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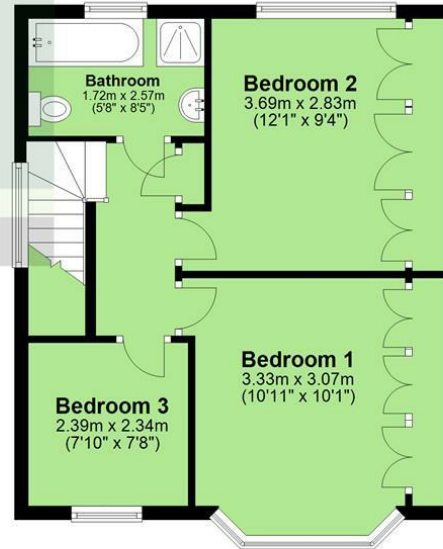
An incredibly well presented extended three bedroom semi detached property located along Alexander Road, London Colney. Well maintained and updated by the current owners, the property boasts a single storey extension to the rear, with further extension potential (S.T.P.P). Internally the property comprises; entrance hallway, downstairs WC, lounge, additional reception room, large kitchen/dining room, conservatory, converted garage into utility/gym space, three bedrooms and four piece bathroom suite. Additional benefits externally include private rear garden spanning over 100ft. approx, outbuilding, and gated paved driveway with parking for multiple vehicles.



Ground Floor
Approx. 85.3 sq. metres (917.7 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 129.0 sq. metres (1388.6 sq. feet)



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Entrance Hallway
14'3" x 6'5" (4.35 x 1.96)

Downstairs WC

Lounge
11'0" x 13'3" (3.36 x 4.04)

Reception Room
11'10" x 10'7" (3.63 x 3.24)

Kitchen/Dining Room
14'11" x 19'11" (4.56 x 6.09)

Lounge
11'0" x 13'3" (3.36 x 4.04)

Conservatory
8'3" x 10'3" (2.54 x 3.13)

Utility/Gym Area
23'1" x 7'6" (7.05 x 2.31)

Stairs Leading to First Floor Landing

Bedroom One
10'11" x 10'0" (3.33 x 3.07)

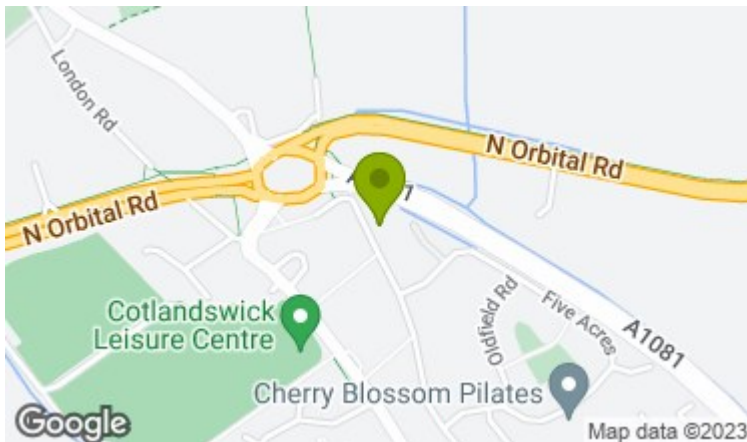
Bedroom Two
12'1" x 9'3" (3.69 x 2.83)

Bedroom Three
7'10" x 7'8" (2.39 x 2.34)

Bathroom
5'7" x 8'5" (1.72 x 2.57)

EPC Rating
D

Council Tax
Band E



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	

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	

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