

Oliver & Akers

Kings Road, London Colney, St Albans, Herts, AL2



Well- presented throughout, this **THREE BEDROOM SEMI-DETACHED FAMILY** is OFFERED CHAIN FREE! Boasting a secluded rear garden and GARAGE providing extra storage of a **WORK FROM HOME OPPORTUNITY**, this property is ideally situated from local shops, schools amenities and also benefits from **GREAT ROAD AND TRANSPORT LINKS**.

- **Semi-Detached**
- **Three Bedrooms**
- **Two Receptions**
- **Garage**
- **Further Parking**
- **Close to Amenities**
- **Great Road Links**
- **Chain Free!**

£499,950 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 11'8" x 10'10" (3.56m x 3.30m)

Dining Room 11'11" x 10'11" (3.63m x 3.33m)

Kitchen 16'9" x 6'9" (5.11m x 2.06m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'10" x 8'10" (3.91m x 2.69m)

Bedroom Two 11'1" x 9'8" (3.38m x 2.95m)

Bedroom Three 7'11" x 6'9" (2.41m x 2.06m)

Family Bathroom 6'8" x 6'0" (2.03m x 1.83m)

Exterior

Rear Garden

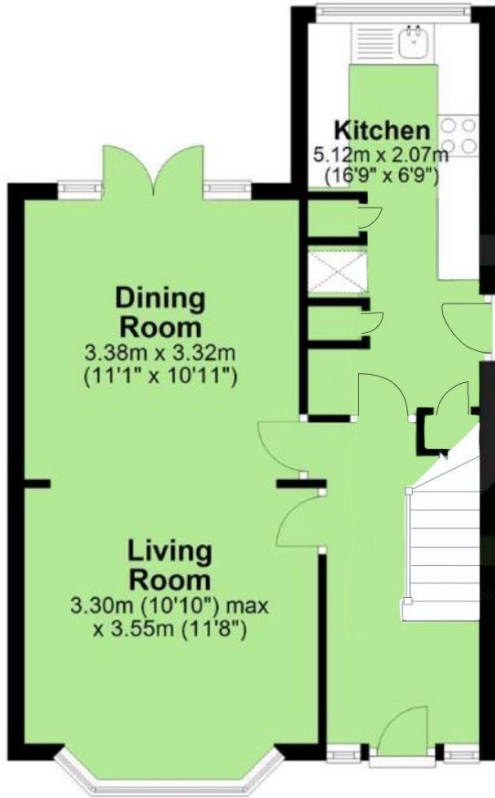
Garage

Front Garden and Parking



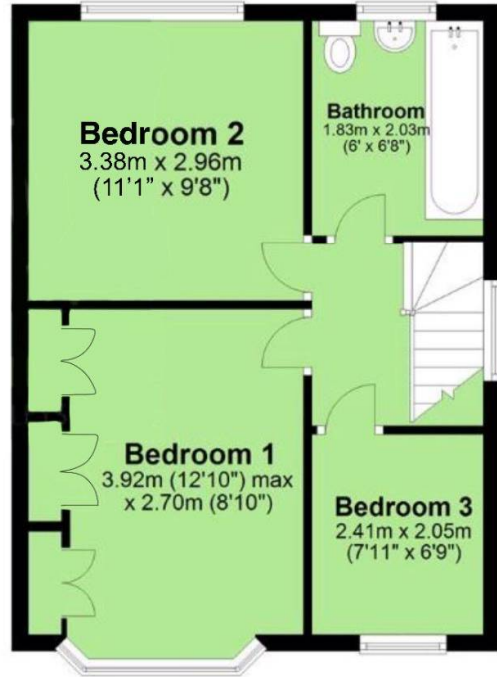
Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)

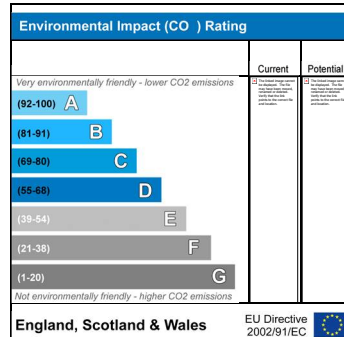
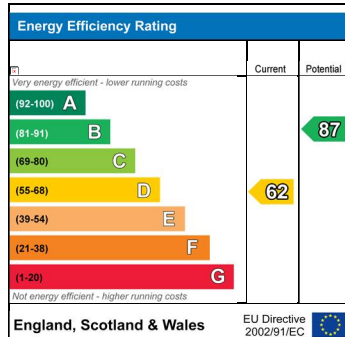


First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.