



Semi-Detached

Three Bedrooms

In Need of  
Modernisation

Potential to Extend

Garage & Parking

Close to Shops &  
Amenities

**Oliver**  
& Akers

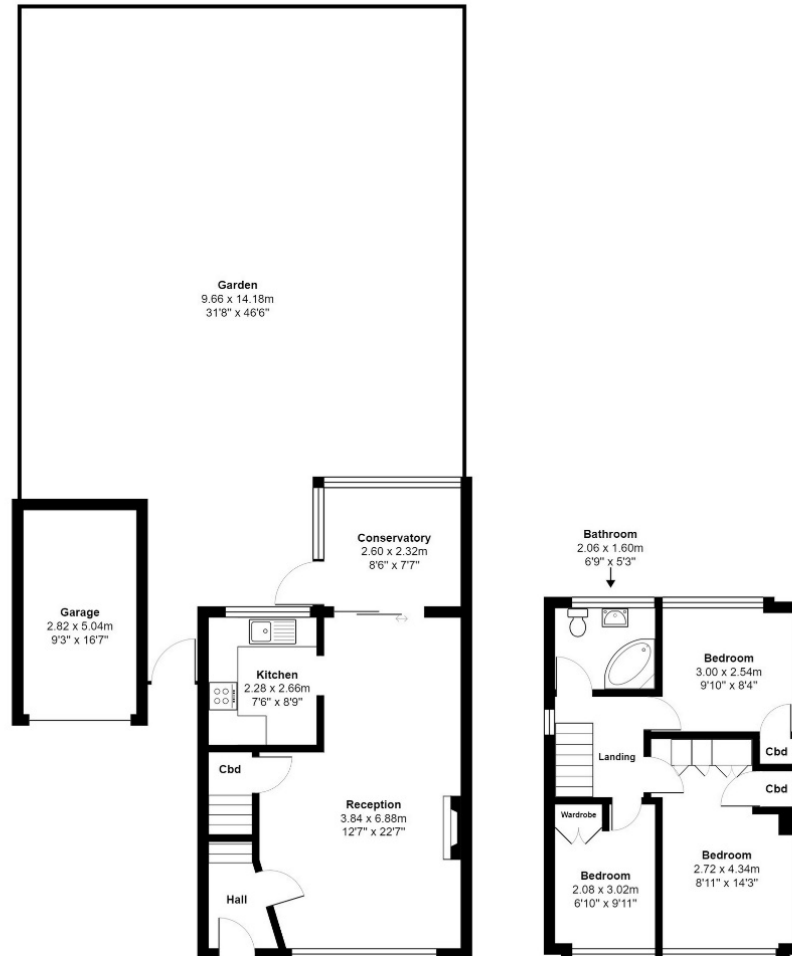
01727 580085

29 Morris Way, London Colney, St Albans, AL2 1JJ

£489,950

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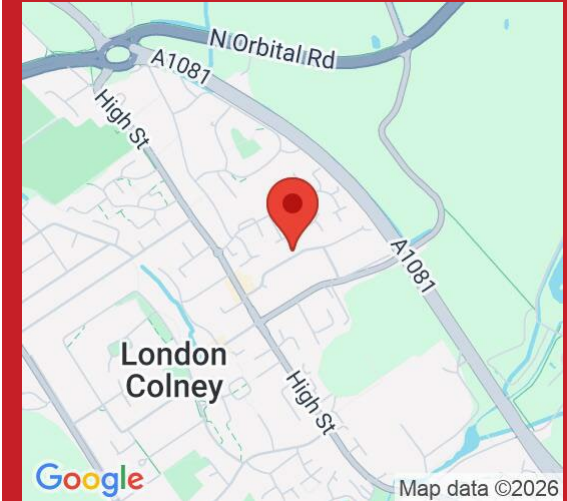
Situated in one of the BEST ROADS IN LONDON COLNEY is this THREE BEDROOM SEMI-DETACHED HOME. This property, which is IN NEED OF MODERNISATION THROUGHOUT, offers GREAT POTENTIAL TO EXTEND (subject to PP). Ideally situated for local shops, schools, amenities and with great transport links. OFFERED CHAIN FREE!



Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 85                      |
| (69-80)                                     | <b>C</b> |         | 69                      |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |



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