

Perham Way, London Colney, St Albans, Hertfordshire, AL2



This TWO bedroom SEMI-DETACHED is BEAUTIFULLY PRESENTED THROUGHOUT. This EXTENDED FAMILY HOME offers MODERN LIVING in a GREAT LOCATION close to shops, schools and amenities. This property also benefits from a GARAGE AND ADDITIONAL PARKING together with a LOW MAINTENANCE REAR GARDEN.

- Semi-Detached
- Two Double Bedrooms
- Guest WC
- Modern Kitchen
- Extended Lounge/ Diner
- Low Maintenance Garden
- Garage & Parking
- Close to Amenities & Transport Links

£459,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Kitchen 3.05m x 2.06m (10' x 6'9")

Lounge/ Diner 6.93m x 4.17m (22'9" x 13'8")

Stairs to First Floor

First Floor Landing

Bedroom One 4.14m x 2.79m (13'7" x 9'2")

Bedroom Two 4.14m x 3.17m (13'7" x 10'5")

Family Bathroom

Exterior

Rear Garden

Garage

Front Garden & Parking

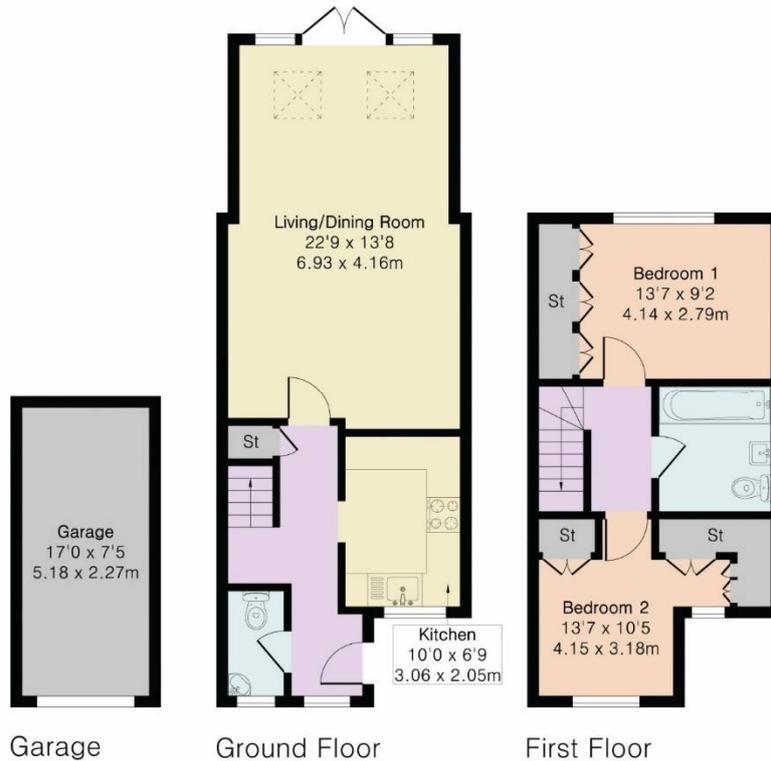


**Approximate Gross Internal Area 827 sq ft - 76 sq m
(Excluding Garage)**

Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 349 sq ft – 32 sq m

Garage Area 127 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.
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