

Oliver & Akers

Peters Avenue, London Colney, St Albans, Herts, AL2



Situated in a **POPULAR LOCATION** within easy reach of local shops, schools and amenities is this **THREE BEDROOM FAMILY HOUSE**. Already **EXTENDED ON THE GROUND FLOOR**, this property offers further potential. Boasting **OFF STREET PARKING** and a **SECLUDED REAR GARDEN** this home also benefits from both **ROAD AND TRANSPORT LINKS**.

- **Three Bedrooms**
- **Extended Ground Floor**
- **Two Receptions**
- **Guest WC**
- **Off Street Parking**
- **Secluded Rear Garden**
- **Close to Amenities**
- **Transport Links**

£459,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 21'0" x 10'5" (6.40m x 3.18m)

Dining Room 12'0" x 12'0" (3.66m x 3.66m)

Kitchen 17'6" x 7'6" (5.33m x 2.29m)

Stairs to First Floor

First Floor Landing

Bedroom One 11'11" x 11'1" (3.63m x 3.38m)

Bedroom Two 12'0" x 10'8" (3.66m x 3.25m)

Bedroom Three 8'9" x 6'11" (2.67m x 2.11m)

Family Bathroom

Exterior

Rear Garden

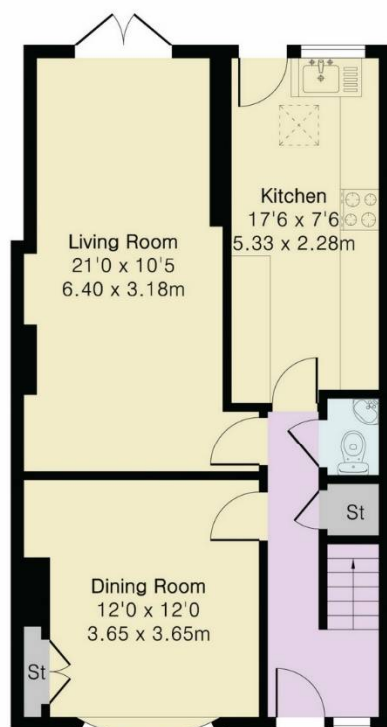
Front Garden & Parking



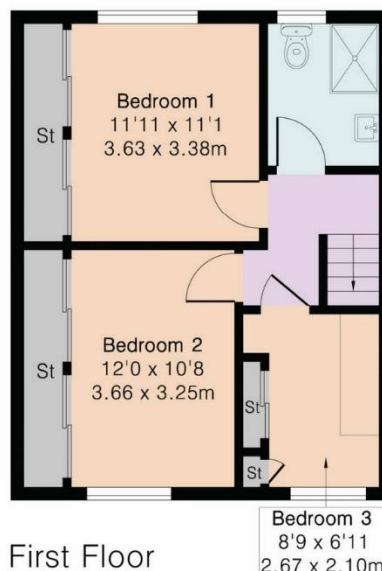
Approximate Gross Internal Area 1022 sq ft - 95 sq m

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 423 sq ft – 39 sq m



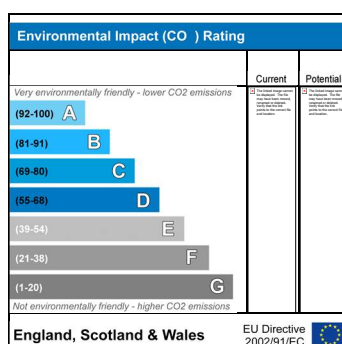
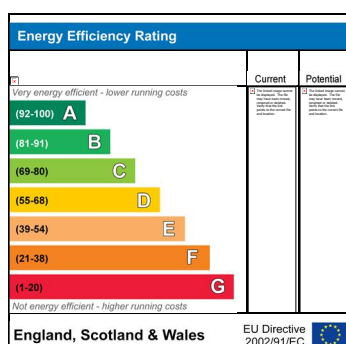
Ground Floor



First Floor



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.



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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.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.