

Oliver & Akers

High Street, Colney Heath, Herts, AL4



What a LOCATION!! Backing directly onto 'THE HEATH' is this THREE BEDROOM, character, DETACHED cottage that has been refurbished THROUGHOUT! This property is offered CHAIN FREE and has its OWN GARAGE & DRIVEWAY, set within the village of Colney Heath with VERY EASY ACCESS to all local amenities, including parks, motorway links and the village school.

- Detached
- Two Reception Rooms
- Kitchen & Utility Room
- Master Bedroom & Dressing Room
- Family Bathroom & Guest WC
- Garage & Driveway
- Backing Onto 'The Heath'
- Offered CHAIN FREE

£599,950 Freehold

High Street, Colney Heath, Herts, AL4

Accommodation Comprises

Entrance Porch

Lounge **21'2" x 15'6" (6.45m x 4.72m) (Into Bay)**

Open Plan Kitchen / Diner **28'11" x 15'3" (8.81m x 4.65m)**

Kitchen Area **10'7" x 8'5" (3.23m x 2.57m)**

Dining Area **18'4" x 15'3" (5.59m x 4.65m) (Into Bay)**

Utility Room **6'9" x 6'3" (2.06m x 1.91m)**

Guest Cloakroom

Stairs To First Floor

Landing

Bedroom One **15'4" x 11'8" (4.67m x 3.56m)**

Dressing Room **14'9" x 4'5" (4.50m x 1.35m)**

Bedroom Two **11'5" x 8'7" (3.48m x 2.62m)**

Bedroom Three **8'11" x 7'2" (2.72m x 2.18m)**
(Mezzanine Floor)

Bathroom **9'0" x 6'3" (2.74m x 1.91m)**

Exterior

Patio Area Backing Onto The Heath

Garage / Workshop

Parking





Total Area: 143.1 m² ... 1540 ft² (excluding garden)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		<small>1</small> The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). Buildings with a rating of A or B are considered to be very energy efficient and will have lower running costs. Buildings with a rating of C, D, E, F or G are considered to be less energy efficient and will have higher running costs.	<small>2</small> The potential energy efficiency rating is the highest rating a building could achieve if all recommended measures were implemented.
(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		<small>1</small> The environmental impact of a building is measured on a scale from A (most friendly) to G (least friendly). Buildings with a rating of A or B are considered to be very environmentally friendly and will have lower CO ₂ emissions. Buildings with a rating of C, D, E, F or G are considered to be less environmentally friendly and will have higher CO ₂ emissions.	<small>2</small> The potential environmental impact rating is the highest rating a building could achieve if all recommended measures were implemented.
(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	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.