



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

Bellchambers Close, London Colney, Herts, AL2



Tucked within the end of this QUIET cul-de-sac, is this THREE double bedroom SEMI-DETACHED family home. Offered CHAIN FREE and within easy access of local schools, shops, parks and motorway links.

- Lounge / Diner
- Kitchen / Breakfast Room
- Guest Cloakroom
- Three DOUBLE Bedrooms
- Two Bathrooms
- Rear Garden
- Off Street Parking
- Offered Chain Free

£525,000 Freehold

Bellchambers Close, London Colney, Herts, AL2

Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge/Diner **16'9" x 13'6" (5.03m x 4.09m)**

Kitchen/Breakfast Room **12'6" x 9'5" (3.78m x 2.84m)**

Stairs To First Floor

Landing

Bedroom One **12'7" x 10'0" (3.81m x 3.05m)**

En-Suite Shower Room

Bedroom Two **10'2" x 8'2" (3.40m x 2.49m)(Max Pts)**

Bedroom Three **11'2" x 8'2" (3.38m x 2.46m)(Max Pts)**

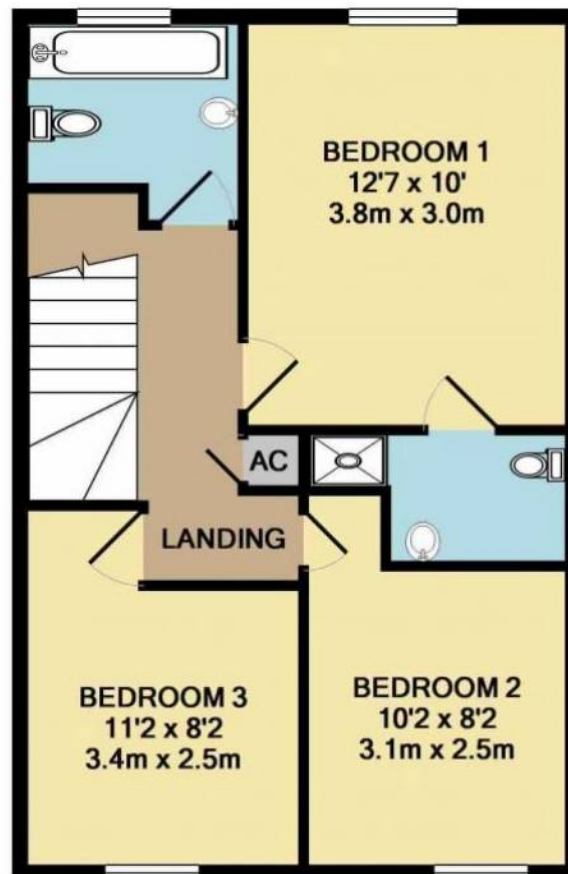
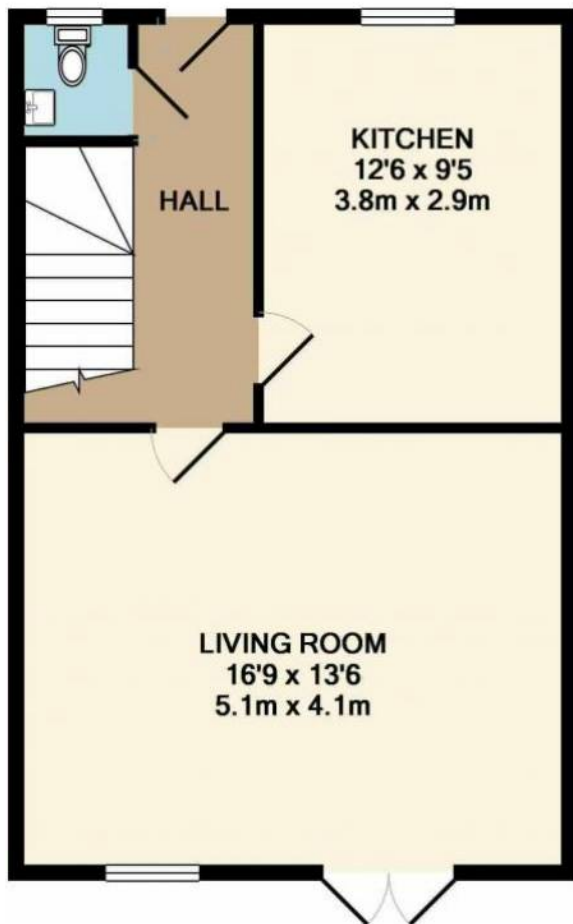
Family Bathroom

Exterior

Rear Garden

Off Street Parking





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