

# Oliver & Akers

**Oldfield Road, London Colney, St Albans, Herts, AL2**



**WELL PRESENTED THROUGHOUT, this is a LOVELY FAMILY HOME!** Ideally situated for local shops, schools and amenities, this home also benefits from **GREAT ROAD AND TRANSPORT LINKS**

- Semi-Detached
- Four Bedrooms
- Two Bathrooms
- Generous Kitchen/ Breakfast Room
- Large Lounge
- Parking for Several Cars
- Secluded Rear Garden
- Well Presented Throughout

**£695,000 Freehold**

# Oldfield Road, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

Entrance Hall

Kitchen / Breakfast Room 22'7" x 18'10" (6.88m x 5.74m)

Study 10'5" x 6'3" (3.18m x 1.91m)

Utility Area ( Outbuilding)

Lounge 21'2" x 10'4" (6.45m x 3.15m)

Guest WC

Stairs to First Floor

First Floor Landing

Bedroom One 13'8" x 10'4" (4.17m x 3.15m)

Ensuite- Shower Room

Bedroom Two 10'10" x 9'3" (3.30m x 2.82m)

Bedroom Three 12'11" x 9'11" (3.94m x 3.02m)

Bedroom Four 11'0" x 8'6" (3.35m x 2.59m)

Family Bathroom

Exterior

Rear Garden

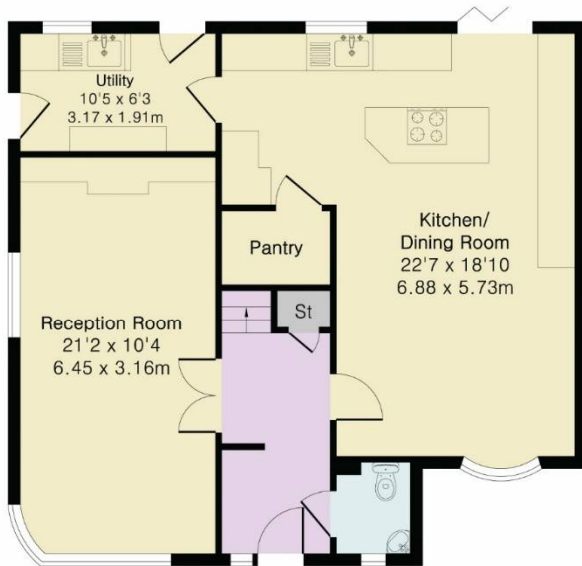
Front Garden & Parking



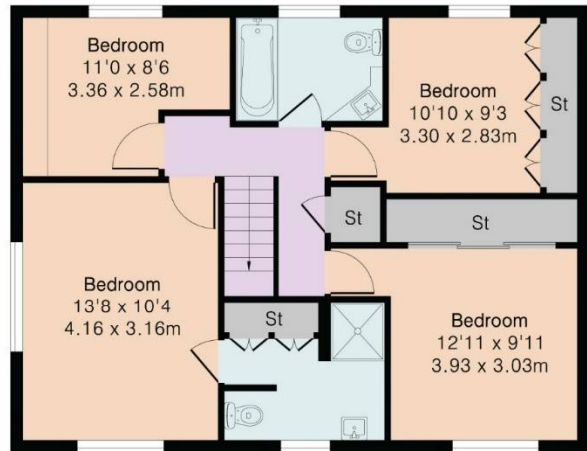
## Approximate Gross Internal Area 1442 sq ft - 134 sq m

Ground Floor Area 775 sq ft – 72 sq m

First Floor Area 667 sq ft – 62 sq m



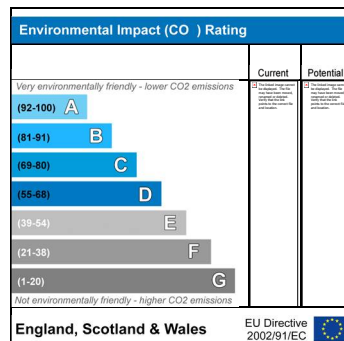
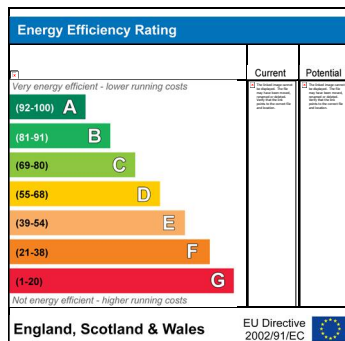
Ground Floor



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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- (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.