

# Oliver & Akers

**Richardson Close, London Colney, St Albans, Herts**



Situated in a HIGHLY SOUGHT AFTER location, this THREE BEDROOM, Semi-Detached home is impeccably presented throughout. With already generous accommodation, this lovely home offers FURTHER POTENTIAL TO EXTEND. A standout feature of this great family home is the DOUBLE LENGTH GARAGE which lends itself to many opportunities, alongside a pretty rear garden and driveway providing ample car parking. This property is within easy reach of local shops, schools and amenities and benefits from GREAT ROAD AND TRANSPORT LINKS.

- **Semi-Detached**
- **Three Bedrooms**
- **Kitchen /Diner**
- **Good Size Lounge**
- **Sun Room**
- **Guest WC and Shower**
- **Modern Bathroom**
- **Double Length Garage**

**£599,950 Freehold**

# Richardson Close, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Entrance Hall

Guest WC and Shower

Lounge 13'9" x 12'10" (4.19m x 3.91m)

Kitchen/Diner 17'11" x 12'10" (5.46m x 3.91m)

Sun Room 9'2" x 8'11" (2.79m x 2.72m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'7" x 12'4" (3.84m x 3.76m)

Bedroom Two 12'0" x 9'6" (3.66m x 2.90m)

Bedroom Three 10'1" x 7'5" (3.07m x 2.26m)

Bathroom

Exterior

Double Length Garage

Rear Garden

Front Garden and Parking



Approximate Gross Internal Area 1501 sq ft - 139 sq m  
(Including Garage)

Ground Floor Area 1022 sq ft - 95 sq m

First Floor Area 479 sq ft - 44 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.