



OLIVER

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Estate Agency with a personal touch!

Summerfield Close, London Colney, Herts, AL2



Situated in the "Heart" of London Colney Village, this FOUR BEDROOM, TWO BATHROOM PROPERTY also boasts a GENEROUS REAR GARDEN, GARAGE and further OFF STREET PARKING. Close to all local amenities and within easy reach of road and transport links. Available CHAIN FREE!

- **Semi-Detached**
- **Four Bedrooms**
- **En-Suite to Master**
- **Two Reception Rooms**
- **Large Garden**
- **Garage**
- **Off Street Parking**
- **Central Location**

Asking price of £550,000 **Freehold**

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Accommodation Comprises

Double Glazed front door to...

Entrance Hall

Ceiling light point, Radiator, Wood effect flooring, Stairs to first floor, Doors to...

Lounge 3.85m x 3.63m (12'8" x 11'11")

Double glazed window to front, Ceiling light point, Radiator, TV point, Wood effect flooring.

Kitchen 2.88m x 2.83m (9'5" x 9'3")

Double glazed window to rear, Ceiling light points, Range of fitted wall and base units with complimenting work surfaces, Integrated electric oven and gas hob, recess and plumbing for washing machine and dishwasher, space for fridge freezer, stainless steel sink with mixer taps, Ceramic floor tiles, opens to Dining Room.

Dining Room 3.08m x 2.84m (10'1" x 9'4")

Ceiling light point, Radiator, TV point, French doors to garden.

Stairs to First Floor

First Floor Landing

Double Glazed Window to side, Ceiling light point, Stairs to Second Floor, Fitted carpet, Doors to...

Bedroom Two 4.10m x 3.04m (13'5" x 9'12")

Double glazed window to rear, Inset ceiling spotlights, TV point, Radiator, Fitted carpet.

Bedroom Three 3.87m x 3.03m (12'8" x 9'11")

Window to front, Inset ceiling spotlights, Built in cupboard, Radiator, Fitted carpet.

Bedroom Four 2.68m x 2.33m (8'10" x 7'8")

Window to front, Ceiling light point, Radiator, Fitted carpet

Family Bathroom

Double glazed window to rear and side, Inset ceiling spotlights, Panel enclosed bath with shower above, Wash hand basin with storage below, Low level WC, Wood effect flooring.

Stairs to Second Floor

Master Bedroom 4.70m x 3.03m (15'5" x 9'11") max points

Windows to front and rear, Inset ceiling spotlights, Tv Point, Eaves storage, Radiator, Fitted carpet, Door to En-Suite.

En-Suite 2.55m x 2.16m (8'4" x 7'1")

Double glazed window to rear, Inset ceiling spotlights, Large shower cubicle with power shower, Wash hand basin with generous storage below, Low Level WC, Part tiled walls, Tiled flooring.

Exterior

Rear Garden

Mainly laid to lawn, Two patio areas, Gated access to side and garage.

Garage

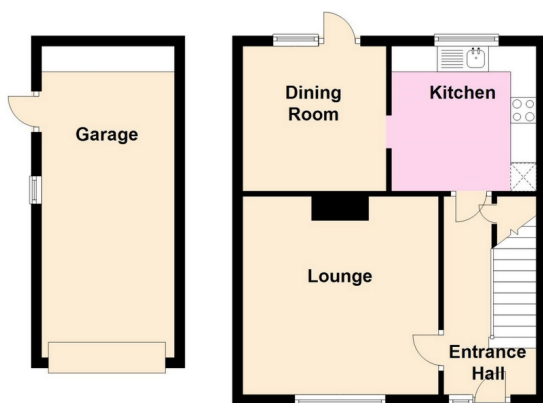
Up and over door, providing parking for one car.

Front Garden and Parking

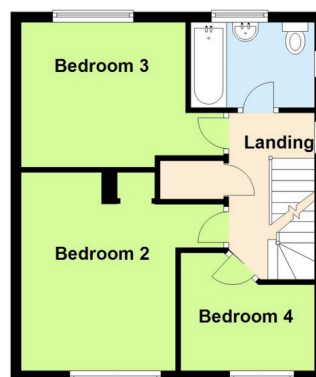
Shingled drive way providing further off street parking.



Ground Floor



First Floor



Second Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.

Plan produced using PlanUp.

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		72	76
		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		69	73
		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.