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Estate Agency with a personal touch!

Kings Road, London Colney, St Albans, Herts, AL2



Situated in a popular location, this **THREE BEDROOM END OF TERRACE** home boasts a **NEW KITCHEN AND BATHROOM** but **REQUIRES FURTHER MODERNISATION** and offers excellent **POTENTIAL TO EXTEND**. Benefiting from a **GOOD SIZE REAR GARDEN** and **GARAGE** with **ADDITIONAL PARKING**, this property is well positioned for local shops, schools and amenities.

- **Three Bedrooms**
- **End of Terrace**
- **Modern Kitchen**
- **New Bathroom**
- **Further Modernisation Needed**
- **Garage**
- **Good Size Garden**
- **Scope to Extend**

£410,000 Freehold

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Accommodation Comprises

Part glazed door to...

Entrance Porch

Ceiling light point, Wood flooring, Multi paned door to...

Entrance Hall

Ceiling light point, Understairs cupboard, Radiator, Wood flooring, Doors to....

Lounge 11'11" x 11'1" (3.63m x 3.38m)

Window to front, Ceiling light point, Picture rail, Gas fire, Radiator, Wood flooring.

Kitchen/ Breakfast Room 17'0" x 11'7" (5.18m x 3.53m)

Modern kitchen with range of wall and base units and central island. Integrated appliances, Radiator, Wooden flooring, Window to rear, Opens to lean to/storage area.

Lean to

Useful storage area leading to garden.

Stairs to First Floor

First Floor Landing

Window to side, Ceiling light point, Access to boarded loft, Doors to...

Bedroom One 11'1" x 10'1" (3.38m x 3.07m)

Window to rear, Ceiling light point, Picture rail, Radiator, Wood flooring.

Bedroom Two 11'11" x 9'6" (3.63m x 2.90m)

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

Bedroom Three 8'7" x 6'7" (2.62m x 2.01m)

Window to front, Ceiling light point, Fitted carpet.

Bathroom

Window to rear, Ceiling light point, Fully tiled walls, Shower cubicle with power shower, Panel enclosed bath, Low level WC, Wash hand basin, Heated towel rail, Tiled flooring.

Exterior

Rear Garden

Separated into two halves. The front half mainly laid to lawn, shed/summer house with power and lighting leads to second half formerly a vegetable area with timber sheds.

Garage

Good size garage with light and power.

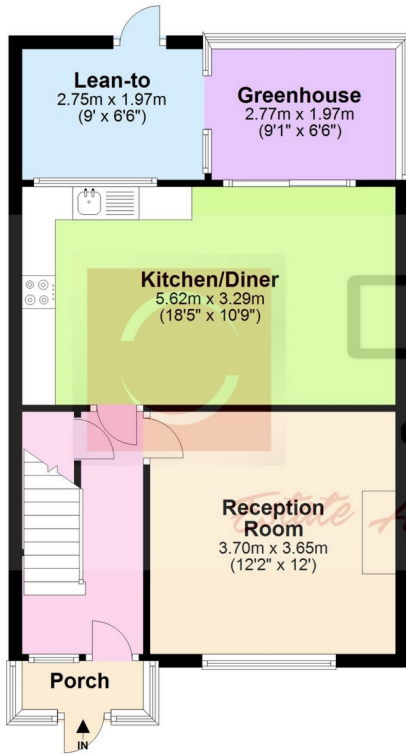
Front Garden and Parking

Block paved providing parking for 2 cars.



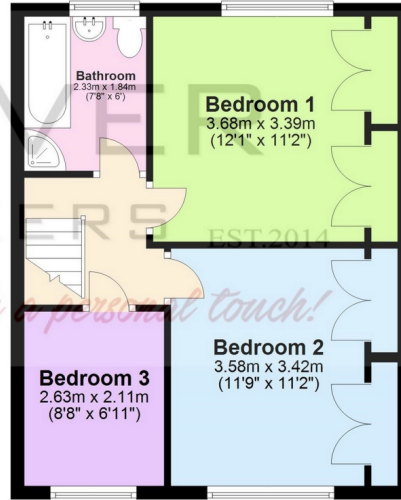
Ground Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 92.5 sq. metres (996.1 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

www.propertytics.co.uk
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		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.
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