



OLIVER

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Estate Agency with a personal touch!

Morris Way, London Colney, Herts, AL2



Situated in a POPULAR LOCATION within the centre of London Colney. This THREE BEDROOM SEMI-DETACHED property is WELL PRESENTED THROUGHOUT. Sitting on a LARGE PLOT with a GENEROUS GARDEN and GARAGE AND CAR PORT to the side this home offers GREAT SCOPE TO EXTEND (subject to PP).

- Three Bedrooms
- Large Lounge
- Fitted Kitchen
- Spacious Bathroom
- Generous Garden
- Parking for Several Cars
- Potential to Extend
- Great Location!

Guide Price £550,000 **Freehold**

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Accommodation Comprises

Large Entrance Porch 9'9" x 4'6" (2.97m x 1.37m)

Entrance Hall

Study 12'5" x 6'9" (3.78m x 2.06m)

Bathroom 11'10" x 5'5" (3.61m x 1.65m)

Lounge/ Diner 20'2" x 14'11" (6.15m x 4.55m)

Kitchen 10'11" x 9'4" (3.33m x 2.84m)

Stairs to First Floor

First Floor Landing

Bedroom One 14'4" x 10'9" (4.37m x 3.28m)

Bedroom Two 11'11" x 9'10" (3.63m x 3.00m)

Bedroom Three 9'7" x 8'0" (2.92m x 2.44m)

Exterior

Garage & Carport

Rear Garden

Front Garden and Parking



Ground Floor



First Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. 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		64	
(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			79
(55-68) D		58	
(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.