



OLIVER

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Estate Agency with a personal touch!

Shenley Lane, London Colney, St Albans, Herts, AL2



Situated on the outskirts of London Colney with great road links, this two bedroom property has been newly refurbished. Benefitting from an 80ft rear garden and off street parking. Recently refurbished throughout, this property is available Mid September.

- Two Bedrooms
- Ground Floor Bathroom
- Newly Refurbished
- Off Street Parking
- 80ft Rear Garden
- Great Road Links
- Available Mid September
- Long Term Let

£1,350 per month

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Accommodation Comprises

Entrance Porch

Lounge / Diner 20'0" x 13'0" (6.10m x 3.96m)

Kitchen/ Breakfast Room 13'0" x 5'9" (3.96m x 1.75m)

Utility 6'0" x 3'6" (1.83m x 1.07m)

Ground Floor Bathroom

Stairs to First Floor

First Floor Landing

Bedroom One 11'4" x 10'6" (3.45m x 3.20m)

Bedroom Two 11'6" x 8'0" (3.51m x 2.44m)

Loft Room/ Studio

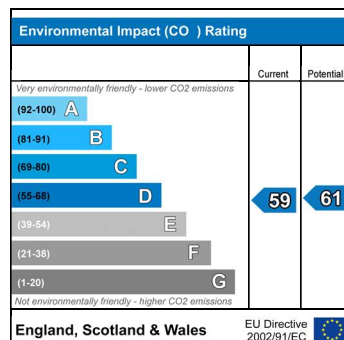
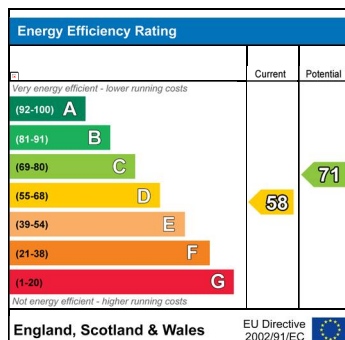
Exterior

Rear Garden

80 ft rear garden

Front Garden and Parking





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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.