



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Jubilee Avenue, London Colney, St Albans, Herts, AL2**



**RARELY AVAILABLE! This THREE BEDROOM DETACHED HOME is IDEALLY SITUATED in the HEART OF LONDON COLNEY VILLAGE. With local, schools, shops, amenities and places of worship all within easy walking distance and GREAT ROAD AND TRANSPORT LINKS, this SPACIOUS home also benefits from a GARAGE and wrap-a-round garden.**

- **Detached Home**
- **Three Double Bedrooms**
- **Kitchen/Breakfast Room**
- **Guest WC**
- **Garage**
- **Close to Amenities**
- **Transport Links**
- **Chain Free**

**£540,000 Freehold**

# **Jubilee Avenue, London Colney, St Albans, Herts, AL2**

## **Accommodation Comprises**

**Entrance Hall**

**Guest WC**

**Lounge 16'0" x 12'5" (4.88m x 3.78m)**

**Dining Area 10'11" x 8'7" (3.33m x 2.62m)**

**Kitchen 10'11" x 9'1" (3.33m x 2.77m)**

**Stairs to First Floor**

**Bedroom One 12'5" x 10'9" (3.78m x 3.28m)**

**Bedroom Two 10'11" x 9'7" (3.33m x 2.92m)**

**Bedroom Three 11'11" x 8'2" (3.63m x 2.49m)**

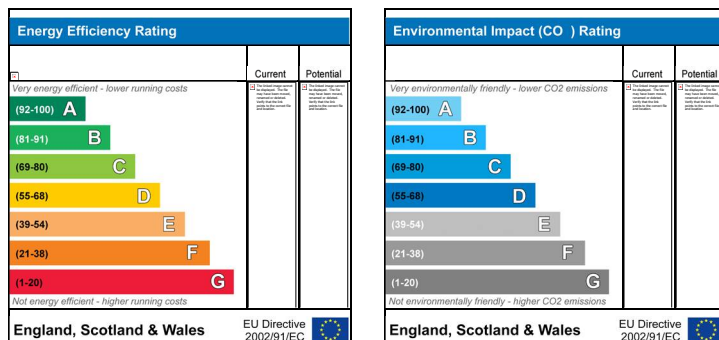
**Family Bathroom**

**Exterior**

**Garden**

**Garage and Parking**





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### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.