

High Street, London Colney, St Albans, Herts, AL2



Situated in a central location within London Colney Village, this **LOVELY CHARACTER HOME** dates back to 1820! **WELL PRESENTED THROUGHOUT**, and offering a **MODERN KITCHEN AND BATHROOM** yet still encompassing **PERIOD FEATURES**.

Benefitting from **TWO RECEPTION ROOMS**, this property is complemented by a **SECLUDED COURTYARD GARDEN**. Ideally situated for local shops, schools and amenities and with **GREAT ROAD and TRANSPORT LINKS**.

- **Character Home**
- **Semi-Detached**
- **Two Double Bedrooms**
- **Two Reception Rooms**
- **Modern Bathroom**
- **Stylish Kitchen**
- **Secluded Garden**
- **Central Location**

£389,950 Freehold

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Accommodation Comprises

Lounge 20'3" x 10'9" (6.17m x 3.28m)

Kitchen 9'5" x 8'1" (2.87m x 2.46m)

Dining / Family Room 13'2" x 10'4" (4.01m x 3.15m)

Stairs To First Floor

Landing

Bedroom One 10'9" x 10'4" (3.28m x 3.15m) With Vaulted Ceiling

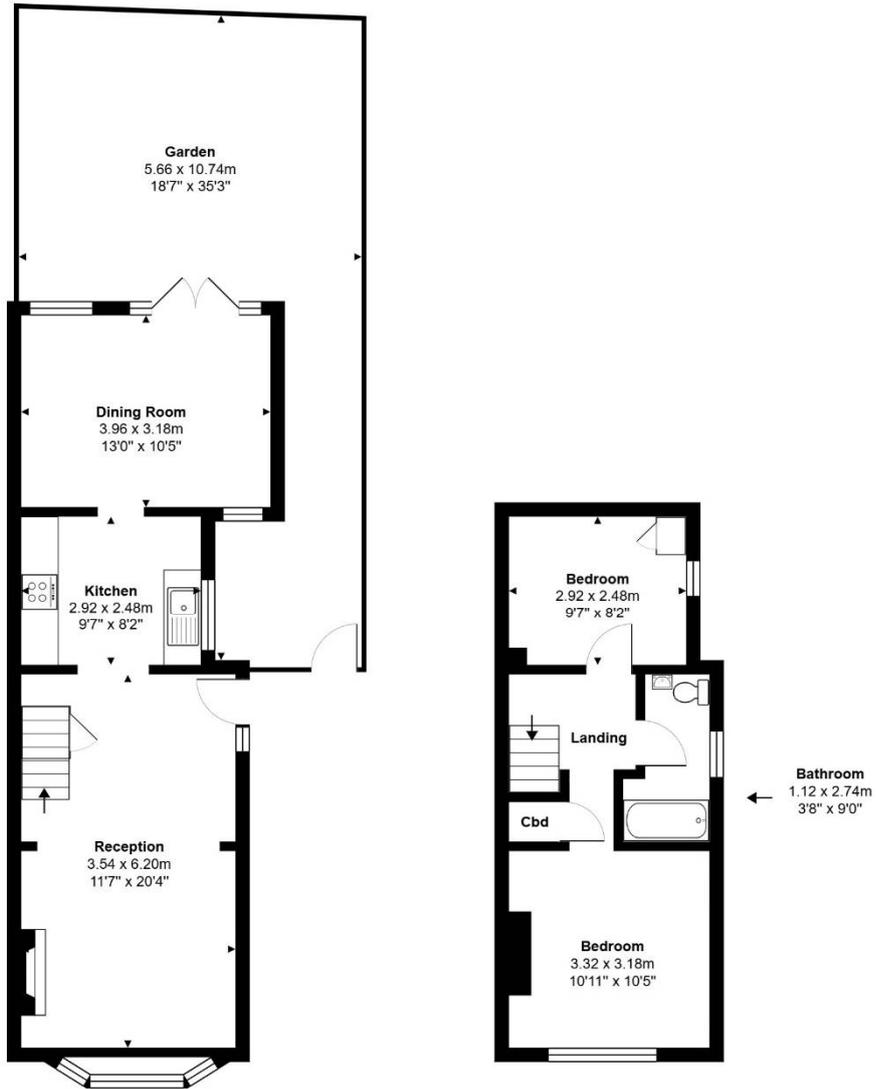
Bedroom Two 9'5" x 8'12" (2.87m x 2.74m)

Bathroom

Exterior

Private Courtyard Garden .





Total Area: 68.4 m² ... 736 ft² (excluding garden)
All measurements are approximate and for display purposes only



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		52	72
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.
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