



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Coombes Road, London Colney, Herts, AL2



A THREE BEDROOM family home IN NEED OF MODERNISATION THROUGHOUT and OFFERING BAGS OF POTENTIAL TO EXTEND. This property is in a VERY SOUGHT AFTER LOCATION close to shops, schools and amenities and with GREAT MOTORWAY LINKS. Boasting VIEWS OVER OPEN PARKLAND this home is OFFERED CHAIN FREE!

- Three Bedrooms
- In Need of Modernisation
- Potential to Extend
- Kitchen
- Two Receptions
- Private Rear Garden
- Own Driveway
- Chain Free

£425,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 12'3" x 12'0" (3.73m x 3.66m)

Dining Room 11'1" x 10'7" (3.38m x 3.23m)

Kitchen 10'9" x 7'5" (3.28m x 2.26m)

Stairs To First Floor

Landing

Bedroom One 12'1" x 11'11" (3.68m x 3.63m)

Bedroom Two 12'10" x 11'2" (3.91m x 3.40m)

Bedroom Three 6'9" x 6'2" (2.06m x 1.88m)

Bathroom

Exterior

Rear Garden

Driveway



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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- (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.