



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Kings Road, London Colney, St Albans, Herts, AL2**



**IN NEED OF WORK THROUGHOUT ...This is a VERY SPACIOUS four bedroom, FAMILY HOME. Ideally located within walking distance of local shops, parks and schools. OFFERED CHAIN FREE!!**

- Lounge/Diner
- Kitchen/Breakfast Room
- Guest Cloakroom & WC
- Conservatory
- Four Bedrooms
- Two Bathrooms
- Good Rear Garden
- Garage & Driveway

**£550,000 Freehold**

# Kings Road, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge/Diner 24'0" x 12'0" (7.32m x 3.66m)

Conservatory 11'9" x 8'10" (3.58m x 2.69m)

Kitchen/Breakfast Room 18'3" x 11'3" (5.56m x 3.43m)

Utility Room

Stairs To First Floor

Landing

Bedroom One 17'3" x 9'4" (5.26m x 2.84m)

En-Suite Shower Room

Bedroom Two 12'0" x 11'3" (3.66m x 3.43m)

Bedroom Three 12'0" x 11'3" (3.66m x 3.43m)

Bedroom Four 7'0" x 6'3" (2.13m x 1.91m)

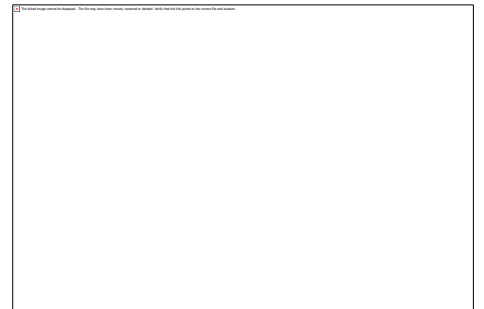
Bathroom

Exterior

Rear Garden

Integral Garage

Driveway





Total Area: 178.4 m<sup>2</sup> ... 1921 ft<sup>2</sup> (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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.