

Estate Agency with a personal touch!

## Richardson Close, London Colney, St Albans, Herts, AL2



Situated in a QUIET CUL-DE-SAC within easy reach of local shops, schools and amenities, this THREE BEDROOM SEMI-DETACHED PROPERTY offers SPACIOUS ACCOMMODATION THROUGHOUT. Benefitting from a GARAGE and OFF STREET PARKING and with ADDITIONAL SCOPE TO DEVELOP FURTHER (subject to PP) This home is available CHAIN FREE!

- Semi-Detached
- Three Bedrooms
- Modern Bathroom
- Secluded Rear Garden
- Close to Amenities
- Three Reception Rooms
  Great Road/ Transport Links
- Chain Free!

£575,000 Freehold

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**Accommodation Comprises** 

Entrance Hall

Lounge 16'1" x 11'0" (4.90m x 3.35m)

Kitchen 11'5" x 10'8" (3.48m x 3.25m)

Dining Room 11'5" x 10'10" (3.48m x 3.30m)

Conservatory 13'9" x 10'5" (4.19m x 3.18m)

Bathroom

**First Floor Landing** 

Bedroom One 12'8" x 10'11" (3.86m x 3.33m)

Bedroom Two 11'1" x 9'6" (3.38m x 2.90m)

Bedroom Three 9'6" x 7'5" (2.90m x 2.26m)

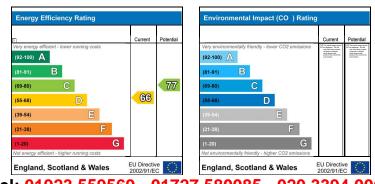
**Rear Garden** 

Front Garden and Parking





This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



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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.