



OLIVER
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Estate Agency with a personal touch!

Seaton Road, London Colney, Herts, AL2



A BEAUTIFUL, Two bedroom CHARACTER COTTAGE, situated within this SOUGHT AFTER location within London Colney Village. This properties DESIGN and CONDITION helps it stand out from all others, Ideally located within walking distance of local shops, schools and transport links.

- **Character Cottage**
- **Two Bedrooms**
- **Lounge/Diner**
- **Large Bathroom**
- **Village Location**
- **Rear Garden**
- **Utility / Bar Area**
- **Guest Cloakroom**

£425,000 Freehold

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Accommodation Comprises

Open Plan Lounge/Dining Room **25'0" x 11'0" (7.62m x 3.35m)**

Kitchen **11'4" x 6'6" (3.45m x 1.98m)**

Stairs To First Floor

Landing

Bedroom One **11'2" x 10'3" (3.40m x 3.12m)**

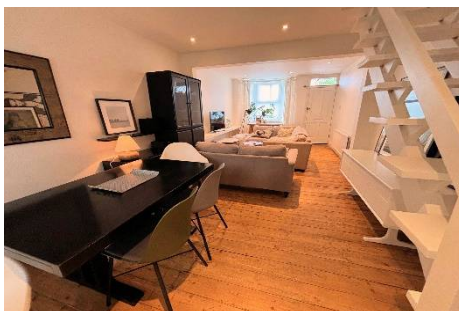
Bedroom Two **12'10" x 8'0" (3.91m x 2.44m)**

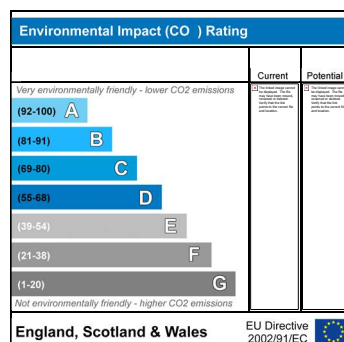
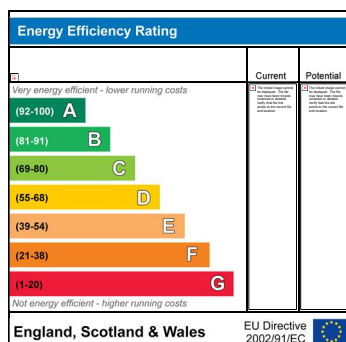
Bathroom **11'0" x 6'6" (3.35m x 1.98m)**

Exterior

Covered Utility / Bar Area Inc WC **12'9" x 12'0" (3.89m x 3.66m)**

Rear Garden





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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.