



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Oldfield Road, London Colney, St Albans, Herts, AL2



This **THREE BEDROOM FAMILY** home offers a **FANTASTIC OPPORTUNITY TO MODERNISE AND DEVELOP!** (subject to pp)
Ideally situated, just a short stroll from local shops, schools and amenities and with **GREAT TRANSPORT LINKS**, this property benefits from a **GENEROUS REAR GARDEN** and ample **OFF STREET PARKING**. Offered **CHAIN FREE!**

- Three Bedrooms
- End of Terrace
- Generous Rear Garden
- Large Driveway
- Potential to Extend
- Modernisation Required
- Close to Shops & Transport
- Chain Free!

£499,950 Freehold

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Accommodation Comprises

Entrance Hall

Lounge/ Diner 22'5" x 12'8" (6.83m x 3.86m)

Kitchen 9'7" x 9'4" (2.92m x 2.84m)

Stairs to First Floor

First Floor Landing

Bedroom One 10'0" x 12'9" (3.05m x 3.89m)

Bedroom Two 10'9" x 9'4" (3.28m x 2.84m)

Bedroom Three 8'11" x 7'11" (2.72m x 2.41m)

WC

Bathroom

Exterior

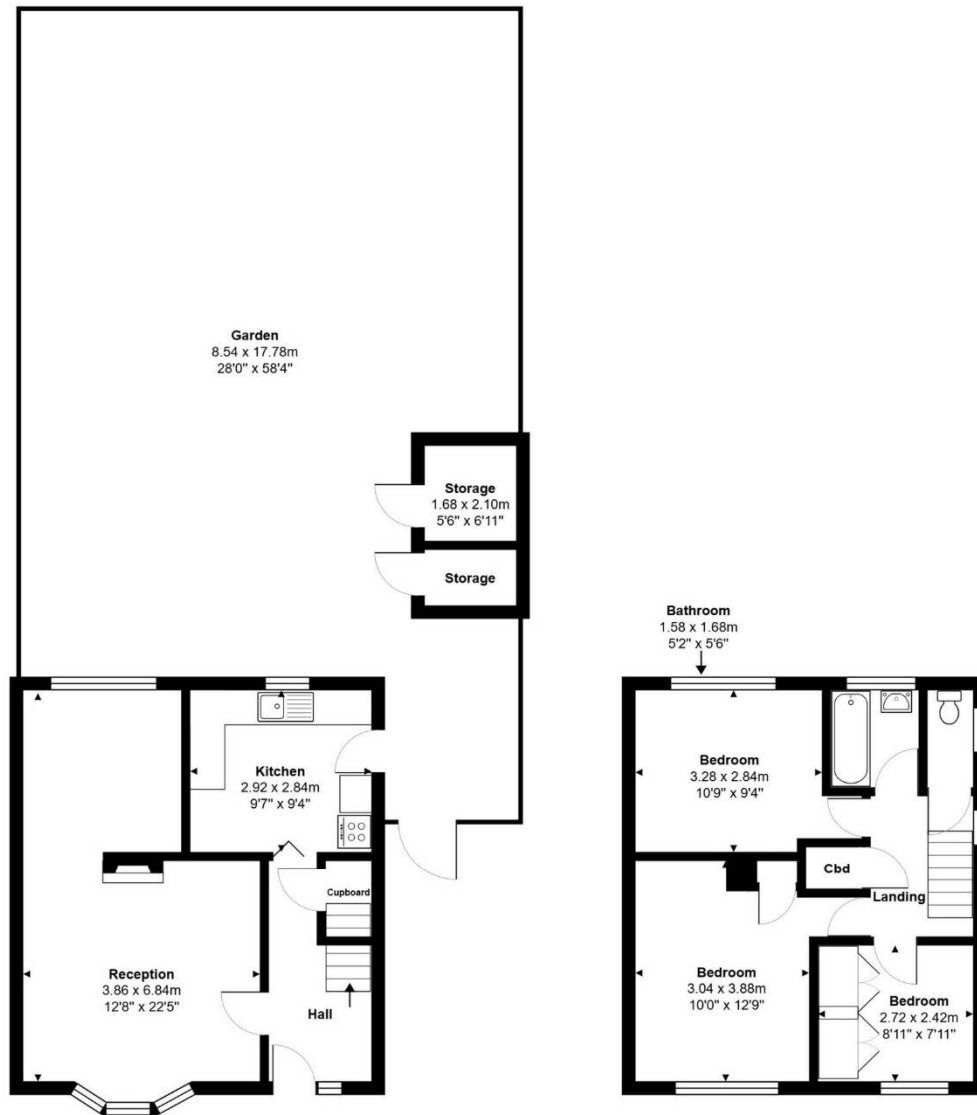
Out Buildings

Rear Garden

Front Garden and Parking


Off Street Parking for 2/3 vehicles





Total Area: 83.2 m² ... 896 ft² (excluding garden)
All measurements are approximate and for display purposes only



| Energy Efficiency Rating | |
|--|---|
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> | <div>Current</div> <div>Potential</div> <div>77</div> <div>55</div> |
| 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

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.