



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Halsey Park, London Colney, St Albans, Herts, AL2



This EXTENDED TWO DOUBLE BEDROOM family home, is BEAUTIFULLY PRESENTED THROUGHOUT! Ideally situated for local shop, amenities and with GREAT ROAD AND TRANSPORT LINKS, this lovely home also boasts a PRIVATE REAR GARDEN and TWO PARKING SPACES!

- Two Double Bedrooms
- Two Receptions
- Modern Kitchen
- Guest WC
- Beautifully Presented
- Private Rear Garden
- Two Parking Spaces
- Road/ Transport Links

£399,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Kitchen 8'8" x 6'8" (2.64m x 2.03m)

Lounge/Diner 14'11" x 12'7" (4.55m x 3.84m)

Conservatory 10'10" x 10'9" (3.30m x 3.28m)

Stairs to First Floor

First Floor Landing

Bedroom One 12'1" x 8'1" (3.68m x 2.46m)

Bedroom Two 12'7" x 8'3" (3.84m x 2.51m)

Family Bathroom

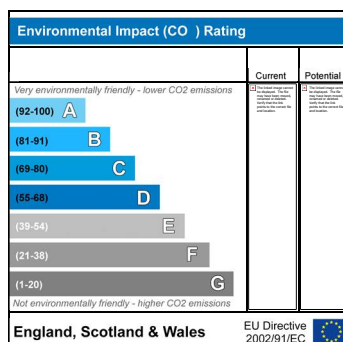
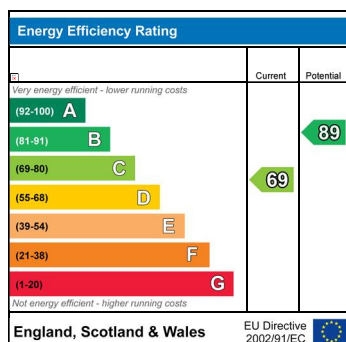
Exterior

Rear Garden

Parking

2 Allocated parking Spaces





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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.