



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

Napsbury Avenue, London Colney, Herts, AL2



POTENTIAL DEVELOPMENT OPPORTUNITY... This property is currently a **FIVE BEDROOM**, end of terrace **FAMILY HOME** with a good size garden and **DOUBLE GARAGE**. There is **SCOPE** for conversion into a **TWO BEDROOM** property and a **THREE BEDROOM** property (STPP). Located in this sought after location and offered **CHAIN FREE!!**

- **POTENTIAL DEVELOPMENT**
- **Five Bedrooms**
- **Lounge**
- **Open Plan Kitchen / Family Room**
- **Guest WC**
- **Large Family Bathroom**
- **Rear Garden**
- **Double Garage & OSP**

£665,000 Freehold

Napsbury Avenue, London Colney, Herts, AL2

Accommodation Comprises

Entrance Hall

Guest WC

Lounge 12'2" x 12'1" (3.71m x 3.68m)

Open Plan Kitchen / Family Area

Family Area 18'4" x 11'3" (5.59m x 3.43m)

Dining Area 17'4" x 8'7" (5.28m x 2.62m)

Kitchen Area 14'3" x 7'9" (4.34m x 2.36m)

Stairs To First Floor

Landing

Bedroom One 14'0" x 12'10" (4.27m x 3.91m)

Bedroom Two 12'7" x 11'2" (3.84m x 3.40m)

Bedroom Three 11'10" x 10'3" (3.61m x 3.12m)

Bedroom Four 10'9" x 10'8" (3.28m x 3.25m)

Bedroom Five 7'5" x 6'3" (2.26m x 1.91m)

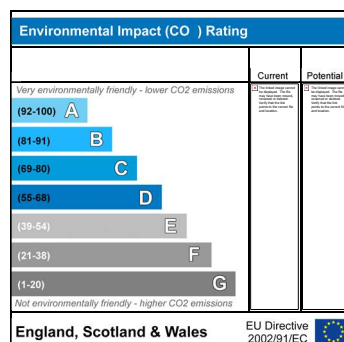
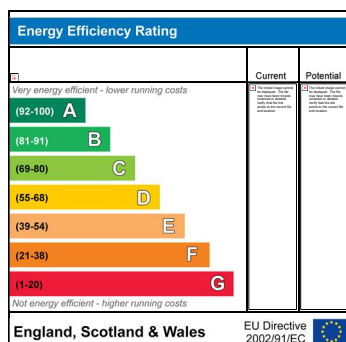
Family Bathroom

Exterior

Rear Garden

Double Garage

Own Driveway



Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.