



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



A family home with **THREE DOUBLE BEDROOMS**, **TWO RECEPTION ROOMS** and a **LARGE REAR GARDEN**. Ideally located within very easy access of local shops, schools and motorway links.

- **Three Bedrooms**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Generous Rear Garden**
- **Potential to Extend**
- **Useful Outbuildings**
- **Close to Amenities**

£450,000 Freehold

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

Accommodation Comprises

Entrance Porch

Entrance Hall

Lounge 14'7" x 11'5" (4.45m x 3.48m)

Kitchen 11'10" x 10'0" (3.61m x 3.05m)

Dining Room 10'0" x 9'2" (3.05m x 2.79m)

Side Passageway

Storage /Larder Cupboard

Separate WC

Stairs to first floor

Landing

Bedroom One 13'0" x 11'5" (3.96m x 3.48m)

Bedroom Two 17'0" x 8'10" (5.18m x 2.69m)

Bedroom Three 13'10" x 7'5" (4.22m x 2.26m)

Bathroom

Exterior

Rear Garden

Front Garden



Ground Floor



First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon. Plan produced using PlanUp.

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

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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.