



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



This VERSATILE FAMILY HOME is situated in the CENTRE OF LONDON COLNEY. Extending over 1300 SQ FT, this already generous home has FURTHER SCOPE TO DEVELOP (subject to PP). Boasting THREE DOUBLE BEDROOMS on the first floor and with THREE RECEPTION ROOMS on the ground floor, this property offers SO MUCH POTENTIAL! Complimented by a LARGE REAR GARDEN and OFF STREET PARKING, this home is within easy reach of a choice of local schools, local shops, amenities, road and transport links.

- Semi-Detached
- Large Rear Garden
- Scope to Extend
- Three Double Bedrooms
- Three Receptions
- Ground Floor Shower Room
- Annex Potential
- Off Street Parking

£599,950 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Hall

Lounge 14'7" x 11'7" (4.45m x 3.53m)

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

Dining Room 10'0" x 9'1" (3.05m x 2.77m)

Utility Room 12'2" x 9'7" (3.71m x 2.92m)

Guest WC

Reception Two 13'2" x 9'7" (4.01m x 2.92m)

Reception Three (Bedroom Four) 11'11" x 9'7" (3.63m x 2.92m)

Stairs to First Floor

First Floor Landing

Bedroom One 14'6" x 8'10" (4.42m x 2.69m)

Bedroom Two 11'8" x 10'11" (3.56m x 3.33m)

Bedroom Three 9'3" x 7'9" (2.82m x 2.36m)

Family Bathroom

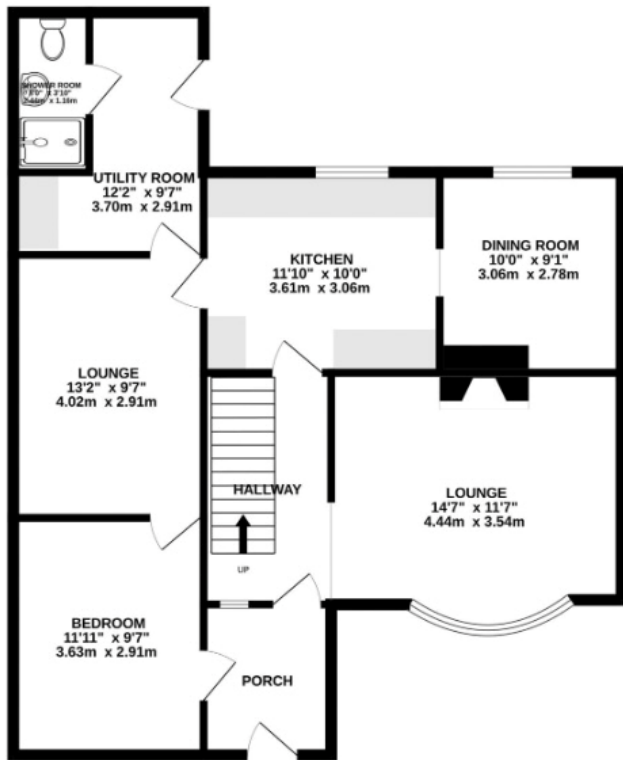
Exterior

Rear Garden

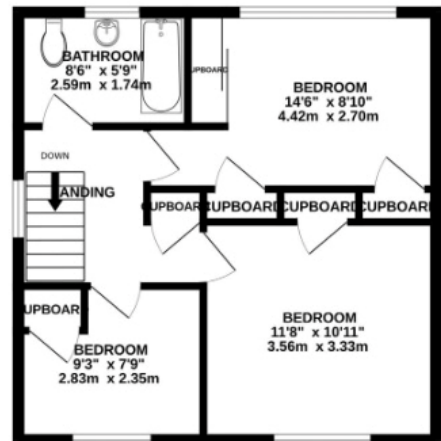
Front Garden and Parking



GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	84

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.