



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Morris Way, London Colney, St Albans, Herts, AL2



Situated in one of the MOST SOUGHT-AFTER ROADS in London Colney, this THREE BEDROOM SEMI-DETACHED property enjoys a prominent position with a GENEROUS DRIVEWAY. Already ready EXTENDED ON THE GROUND FLOOR this home offers FURTHER POTENTIAL TO DEVELOP (subject to pp). Boasting three good size bedrooms and a PRETTY REAR GARDEN, this house is within an easy walk of local shops, schools and amenities and benefits from both TRANSPORT AND ROAD LINKS. OFFERED CHAIN FREE!

- Semi-Detached
- Three Bedrooms
- Two Receptions
- Ground Floor Bathroom
- Upstairs WC
- Parking for Several Cars
- Large Garage
- Chain Free!

£599,950 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Hall 13'2" x 5'7" (4.01m x 1.70m)

Lounge 14'6" x 11'4" (4.42m x 3.45m)

Kitchen 11'2" x 10'5" (3.40m x 3.18m)

Dining Room 17'1" x 9'2" (5.21m x 2.79m)

Bathroom

Stairs to First Floor

Bedroom One 10'0" x 9'4" (3.05m x 2.84m)

Bedroom Two 12'8" x 9'3" (3.86m x 2.82m)

Bedroom Three 9'4" x 8'0" (2.84m x 2.44m)

W.C

Exterior

Garage

Rear Garden

Front Garden and Parking



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.