



Kings Road, London Colney St. Albans AL2 1EW

welcome to

Kings Road, London Colney St. Albans

Situated on Kings Road in the heart of London Colney, this very well-presented three-bedroom terraced home boasts a driveway and well-maintained garden.



Kings Road, London Colney, St. Albans, AL2

Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



Entrance Hall

Lounge

12' x 11' 11" (3.66m x 3.63m)

Kitchen/Diner

18' 5" max x 11' 1" max (5.61m max x 3.38m max)

Cloakroom

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom 2

12' max x 11' 2" max (3.66m max x 3.40m max)

Bedroom 3

9' 6" max x 8' 2" max (2.90m max x 2.49m max)

Bathroom



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Kings Road, London Colney St. Albans

- 3 Generous Bedrooms
- Driveway
- Kitchen/Diner
- Modern & Well-Presented Throughout
- Well-Maintained Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB106176



Property Ref:
ALB106176 - 0004

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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