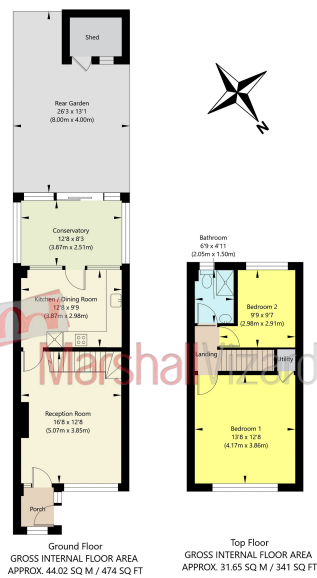



2 Bedroom mid terrace, High Street, London Colney, AL2 1RF



APPROXIMATE GROSS INTERNAL FLOOR AREA 75.67 SQ M / 815 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C		
(55 to 68)	D	55	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	





This two bedroom, terraced property is situated within close proximity of local amenities and schools, in the ever popular village of London Colney.

The house is set back from the road in an elevated position, with accommodation on the ground floor comprising of an entrance porch, generous living room, kitchen/breakfast room and conservatory. On the first floor there are two bedrooms, a newly refurbished bathroom and access to the loft space.

Externally, the property is complimented by a low maintenance, enclosed rear garden and a garage with parking.

High Street is also well positioned to take advantage of the surrounding motorway network including M1 & M25.

Council Tax Banding D £2,016.11

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Porch

Laminate flooring, ceiling light, space for shoes and coats. Door to living room.

### Reception Room

3.85m x 5.07m (12' 8" x 16' 8") Laminate flooring, window to front aspect, two ceiling lights, electric fire, small under stairs storage cupboard with electric meter and consumer unit.

### Kitchen/Breakfast Room

2.98m x 3.87m (9' 9" x 12' 8") White base and eye level units, ample worktop space in contrast finish, tiled flooring, part tiled walls, sink with drainer, ceiling light, space for dishwasher, washing machine, oven/hob and extractor hood and freestanding fridge freezer. Space for dining table. Windows and door leading to the conservatory.

### Conservatory

2.51m x 3.87m (8' 3" x 12' 8") Tiled floor, ceiling light, looks out onto garden.

### Landing

Access to part boarded loft, ceiling light.

### Bedroom One

3.86m x 4.17m (12' 8" x 13' 8") Very spacious, carpeted, window to front aspect, ceiling light, over stairs storage cupboard with hot water tank.

### Bedroom Two

2.91m x 2.98m (9' 7" x 9' 9") Window to rear aspect, ceiling light, carpeted.

### Bathroom/Shower Room

1.50m x 2.05m (4' 11" x 6' 9") Gloss laminate floor, fully tiled walls, spot lights, low level W/C, walk in shower cubicle electric shower, hand wash basin with vanity unity, window to rear aspect.

### Garden

4.00m x 8.00m (13' 1" x 26' 3") Mainly lawn with patio area, garden shed, gate to access parking at the rear and the garage.

### Garage

To rear of property with additional parking