





A FANTASTIC EXAMPLE of a spacious **TWO DOUBLE** bedroom maisonette located within the village of **LONDON COLNEY**, offering excellent amenities such as the Savacentre including M & S, Sainsburys, Boots and Next amongst other outlets. More locally the High Street offers an array of shops, eateries and public houses and is well positioned for **QUICK ACCESS** to M25, A1 and A414.

Guide Price: £335,000

This fine home is presented in excellent order throughout and along with two double bedrooms offers a spacious lounge, en-suite shower room to the main bedroom, good size kitchen and family bathroom. Other benefits include a garage with a single parking space in front of and a very long lease standing at over 970 years. A superb first purchase or investment.

EPC Rating: C 74

Council Tax Band: C





HAD TOO MUCH TO
LAST NIGHT

My
Sunday
morning

RISE AND
SHINE

Entrance Hall

Living Room 4.34m x 3.73m (14'3" x 12'3").

Kitchen 2.90m x 2.37m (9'6" x 7'9").

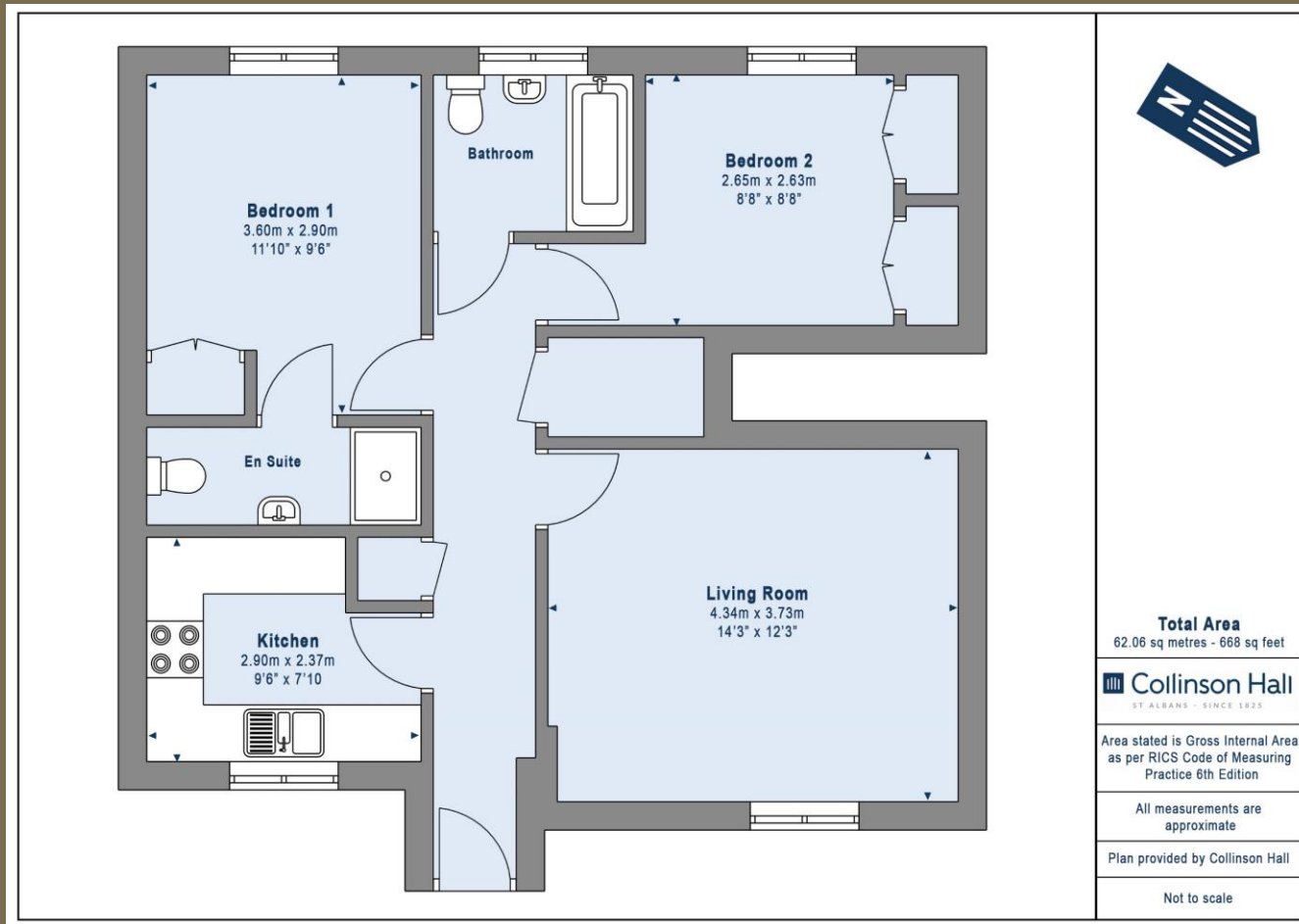
Bedroom 1 3.60m x 2.90m (11'10" x 9'6").

Ensuite Shower Room

Bedroom 2 2.65m x 2.63m (8'8" x 8'8").

Bathroom





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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