

# Oldfield Road

London Colney, AL2 1JA



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£550,000

- No Upper Chain
- Excellent Potential
- Three Bedrooms
  - Semi Detached
- Further Extension Potential (S.T.P.P)
  - Updated Bathroom
- Open Plan Kitchen/Dining Room
  - Separate Lounge
- Driveway for Multiple Vehicles
  - Ideal Family Home





# Oldfield Road

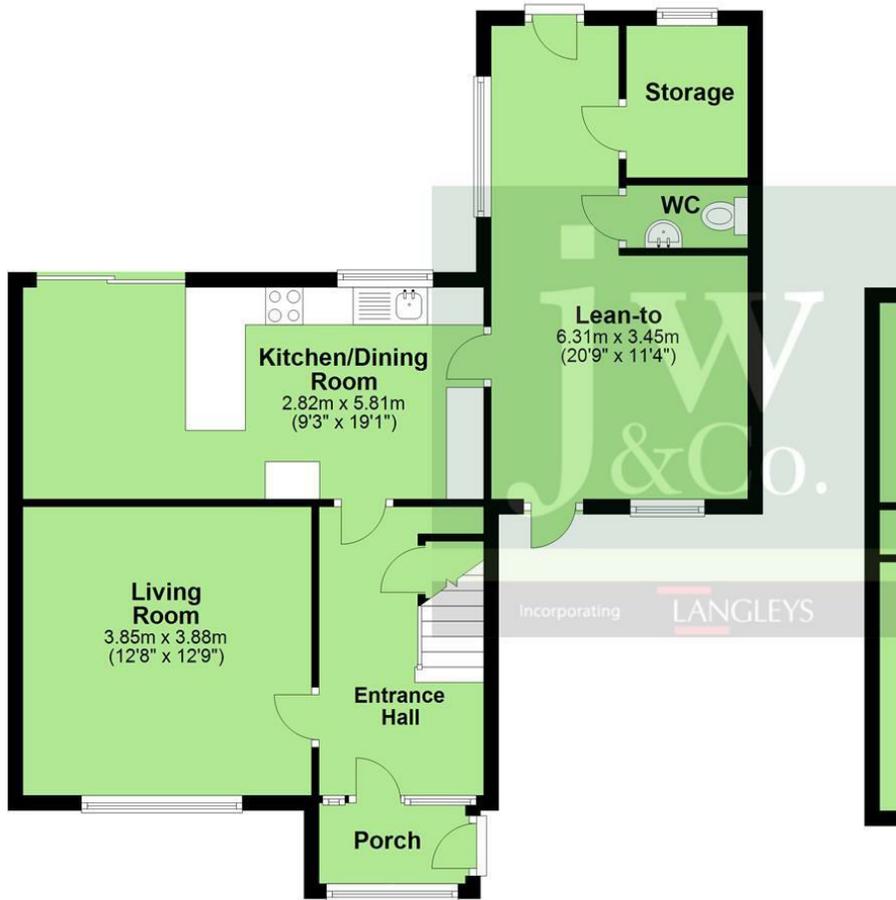
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Available with no upper chain, this is a perfect opportunity to purchase a three-bedroom semi-detached house located on Oldfield Road, London Colney. The property is situated within easy reach of well-regarded local schools, public transport, and local amenities. Although the house requires some modernisation, it offers great potential to create the perfect family home.

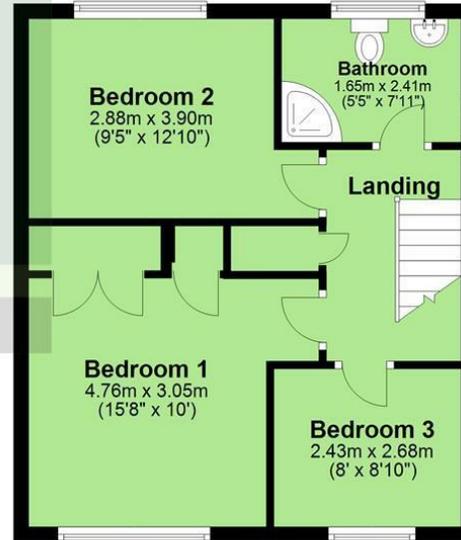
Internally, the property comprises an entrance porch, hallway, separate lounge, kitchen/dining room, three good-sized bedrooms, and a bathroom. It also benefits from separate access through the converted garage, which is currently used as additional storage space, and includes a downstairs WC. The large rear garden (approximately 70 ft) is accessible from the property, and a driveway at the front offers parking for multiple vehicles.



**Ground Floor**  
Approx. 63.7 sq. metres (685.3 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 106.4 sq. metres (1144.9 sq. feet)



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**Entrance Porch**  
6'5" x 3'6" (1.97 x 1.08)

**Entrance Hall**

**Living Room**  
12'7" x 12'8" (3.85 x 3.88)

**Kitchen/Dining Room**  
9'3" x 19'0" (2.82 x 5.81)

**Lean-To**  
20'8" x 11'3" (6.31 x 3.45)

**Stairs Leading to First Floor Landing**

**Bedroom One**  
15'7" x 10'0" (4.76 x 3.05)

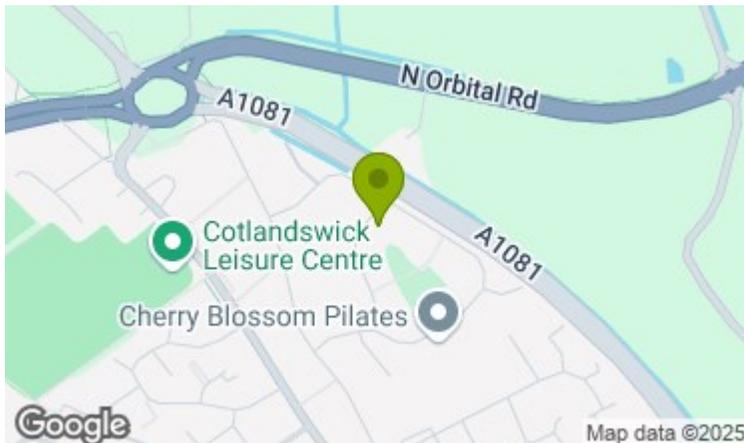
**Bedroom Two**  
9'5" x 12'9" (2.88 x 3.90)

**Bedroom Three**  
7'11" x 8'9" (2.43 x 2.68)

**Bathroom**  
5'4" x 7'10" (1.65 x 2.41)

**EPC Rating**  
C

**Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		73	84
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		England & Wales	

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