

OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Strawberry Crescent, Napsbury Park, St Albans, Herts, AL2



EXTENDING OVER 2000 SQFT!

This FOUR BEDROOM PROPERTY
is situated in the popular Napsbury Park.

Benefitting from GREAT ROAD LINKS,
this GENEROUS FAMILY HOME offers VERSATILE ACCOMMODATION
surrounded by ACRES OF ARBORETUM.

Available CHAIN FREE, this property MUST BE VIEWED!

- **Four Bedrooms**
- **Large En-Suite to Master**
- **Large Kitchen/Diner**
- **Generous Lounge**
- **Sunny Aspect Garden**
- **Storage Garage & Parking**
- **Chain Free!**
- **Great Location**

£700,000 - Freehold

Strawberry Crescent, Napsbury Park, St Albans, Herts, AL2

Accommodation Comprises

Entrance Hall

Reception 19'1" x 16'4" (5.82m x 4.98m)

Guest WC

Kitchen/ Diner 19'9" x 18'0" (6.02m x 5.49m)

Utility

Stairs to First Floor

First Floor Landing

Lounge 16'2" x 15'7" (4.93m x 4.75m)

Balcony

Master Bedroom 19'9" x 18'0" (6.02m x 5.49m)

En-Suite

Stairs to Second Floor

Bedroom Two 16'3" x 14'0" (4.95m x 4.27m)

Bedroom Three 14'2" x 11'10" (4.32m x 3.61m)

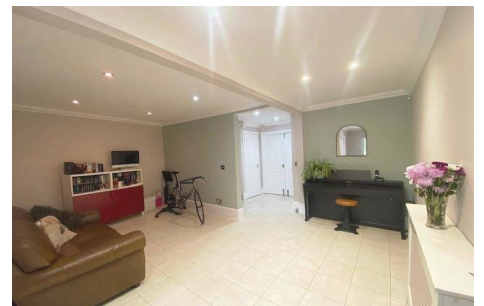
Bedroom Four 14'1" x 7'0" (4.29m x 2.13m)

Family Bathroom

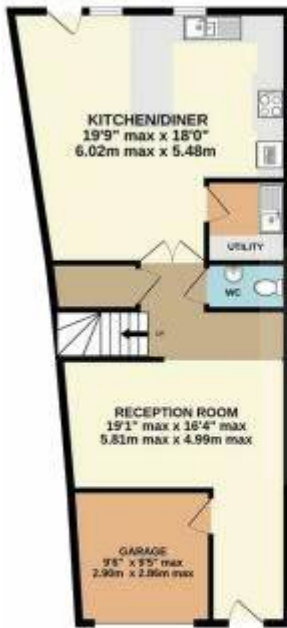
Exterior

Rear Garden

Garage and Parking 9'8" x 9'5" (2.95m x 2.87m)



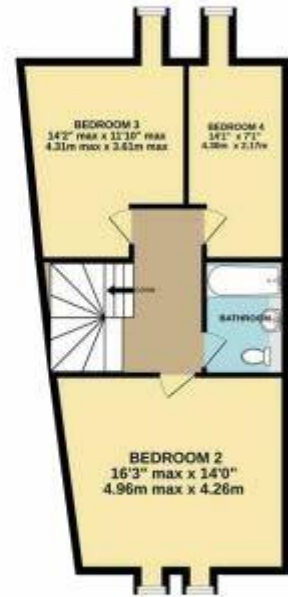
GROUND FLOOR
586 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



2ND FLOOR
829 sq.ft. (76.8 sq.m.) approx.



TOTAL AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 2017 sq.ft. (187.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagen (2022)



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		
(1-20)	G		
Not energy efficient - higher running costs			
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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.