



OLIVER

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Estate Agency with a personal touch!

Pooleys Lane, Welham Green, North Mymms, Herts, AL9



Total area: approx. 113.3 sq. metres (1219.4 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk
Plan produced using PlanUp.

Tucked away in a SECLUDED POSITION yet only HALF A MILE FROM WELHAM GREEN STATION is this EXTENDED FAMILY HOME. In NEED OF MODERNISATION THROUGHOUT, this property offers VERSATILE ACCOMMODATION including a USEFUL ATTIC ROOM and also benefits from a SUNNY ASPECT REAR GARDEN and PARKING FOR TWO CARS. Call SOLE AGENTS OLIVER AND AKERS FOR MORE DETAILS ON 01707 567777

- Semi-Detached
- Sunny Aspect Garden
- Three Bedrooms
- Off Street Parking
- Useful Attic Room
- Walk to Station
- Two Receptions
- Requires Modernisation Throughout

£500,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 13'0" x 12'9" (3.96m x 3.89m)

Reception Room 21'9" x 7'9" (6.63m x 2.36m)

Kitchen 17'5" x 7'11" (5.31m x 2.41m)

Stairs to First Floor

First Floor Landing

Bedroom One 14'0" x 9'1" (4.27m x 2.77m)

Bedroom Two 11'4" x 8'11" (3.45m x 2.72m)

Bedroom Three 9'10" x 7'10" (3.00m x 2.39m)

Bathroom 7'11" x 6'9" (2.41m x 2.06m)

Wet Room and WC

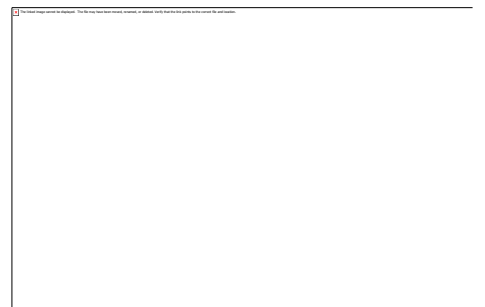
Stairs to Second Floor

Useful Loft Room 12'1" x 8'5" (3.68m x 2.57m) restricted height

Exterior

Rear Garden

Front Garden & Parking

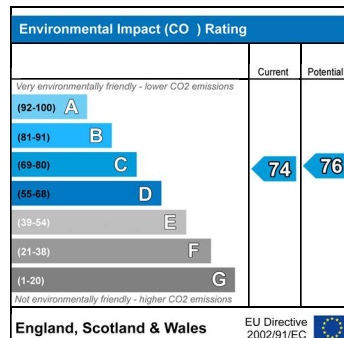
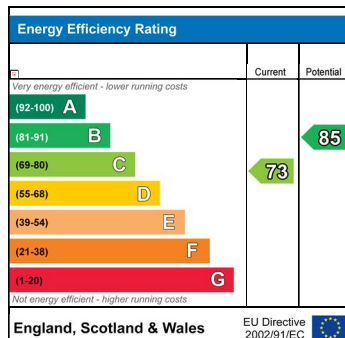




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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.