



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Blueberry Close, St Albans, Herts, AL3



Located at the end of this QUIET cul-de-sac, within walking distance of STAGS is this well presented THREE BEDROOM family home, with PLANNING PERMISSION passed for extension.

Own driveway for three cars.

- 17ft Kitchen/Breakfast Room
- 17ft Lounge/Diner
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- P/p Granted
- Private Rear Garden
- Own Driveway

**£575,000 Freehold**

# Blueberry Close, St Albans, Herts, AL3

Accommodation Comprises

Entrance Lobby

Guest WC

Kitchen/Breakfast Room **17'7" x 9'11" (5.36m x 3.02m)**

Lounge/Diner **17'7" x 15'4" (5.36m x 4.67m)(Max Points)**

Stairs To First Floor

Landing

Bedroom One **11'5" x 11'0" (3.48m x 3.35m)(Exc Wardrobes)**

Bedroom Two **11'11" x 11'6" (3.63m x 3.51m)(Max Points)**

Bedroom Three **8'10" x 7'10" (2.69m x 2.39m)**

Bathroom

Exterior

Rear Garden

Own Driveway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

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### 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.