



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Ryecroft, Hatfield, Herts, AL10



**AVAILABLE CHAIN FREE!**

This **SPACIOUS THREE/ FOUR BEDROOM FAMILY HOME** has recently been **REDECORATED THROUGHOUT**. Situated in **CUL DE SAC LOCATION** with **NO THROUGH TRAFFIC** and boasting a **GOOD SIZE REAR GARDEN** this property is well positioned for the University of Hertfordshire, locals shops schools and amenities as well as benefitting from **GREAT MOTORWAY** and **TRAIN LINKS**.

- **Three/Four Bedrooms**
- **Two Receptions**
- **Newly Redecorated**
- **Good Size Garden**
- **Cul-De-Sac Location**
- **Residents Parking**
- **Great Transport Links**
- **Available NOW!**

**£1850 per calendar month**

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## Accommodation Comprises

### Entrance Hall

**Kitchen 16'1" x 10'6" (4.90m x 3.20m)**

**Lounge 14'5" x 11'6" (4.39m x 3.51m)**

**Reception Two/ Dining Room 14'0" x 7'6" (4.27m x 2.29m)**

### Stairs to First Floor

**Bedroom One 13'6" x 8'10" (4.11m x 2.69m)**

**Bedroom Two 11'9" x 11'5" (3.58m x 3.48m)**

**Bedroom Three 8'8" x 7'3" (2.64m x 2.21m)**

### Bathroom

### Exterior

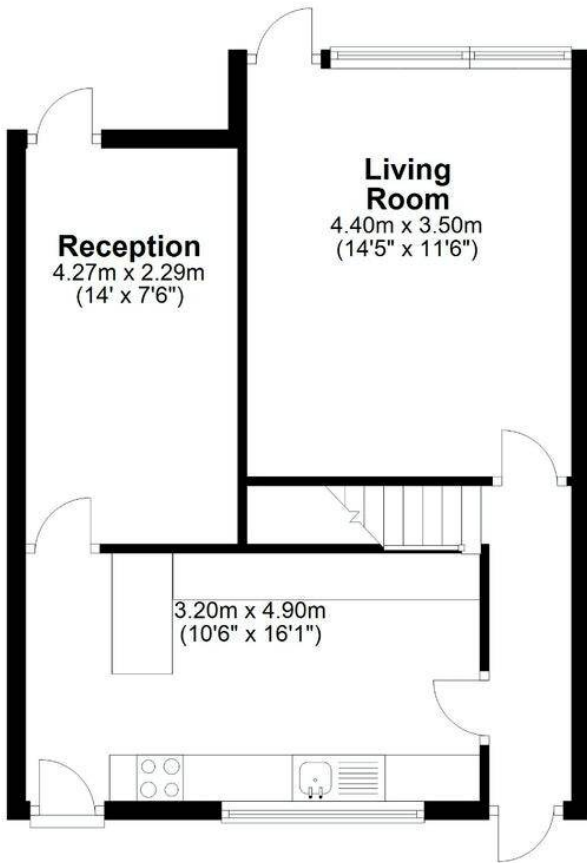
### Rear Garden

### Parking

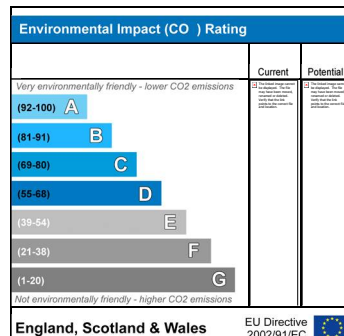
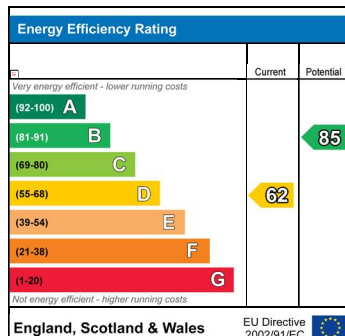
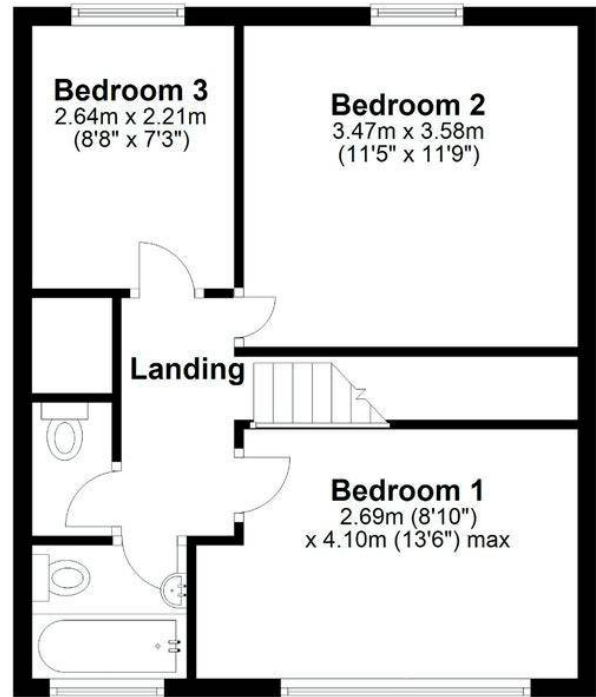
Residents Parking permit at £70 pa



## Ground Floor



## First Floor



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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.