



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Harper Lane, Radlett, Herts, WD7



Sitting on a VERY GENEROUS PLOT with PARKING TO THE REAR on the outskirts of RADLETT is this CHARACTER PROPERTY. Requiring MODERNISATION THROUGHOUT and with GREAT POTENTIAL TO EXTEND this property is offered CHAIN FREE !!!

- **Semi Detached**
- **Three Bedrooms**
- **Two Receptions**
- **100ft Garden**
- **Potential to Extend**
- **Garage and Parking**
- **Requires Modernisation**
- **Chain Free**

Offers in excess of £500,000 **Freehold**

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Accommodation Comprises

Entrance Hall

Lounge 14'5" x 10'5" (4.39m x 3.18m)

Window to front, Feature Fireplace Patio doors to garden

Dining Room 11'6" x 8'8" (3.51m x 2.64m)

Window to front

Kitchen 11'8" x 8'6" (3.56m x 2.59m)

Window to rear garden, Door to...

Utility Area 5'5" x 4'9" (1.65m x 1.45m)

Plumbed for washing machine, Door to rear garden.

Guest WC

Stairs to First Floor Landing

First Floor Landing

Bedroom One 14'6" x 10'5" (4.42m x 3.18m)

Window to rear Large built in cupboard

Bedroom Two 15'3" x 11'6" (4.65m x 3.51m)

Window to front

Bedroom Three 8'10" x 8'5" (2.69m x 2.57m)

Window to rear

Bathroom 6'1" x 4'3" (1.85m x 1.30m)

Window to rear

Exterior

Rear Garden

Extending approx 100ft with Parking to rear

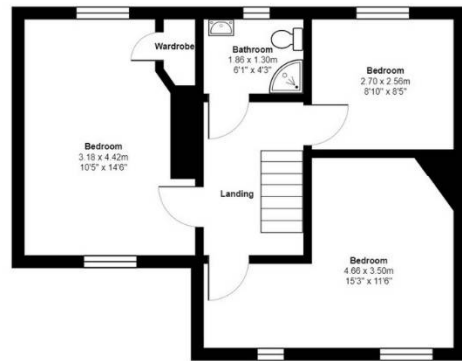
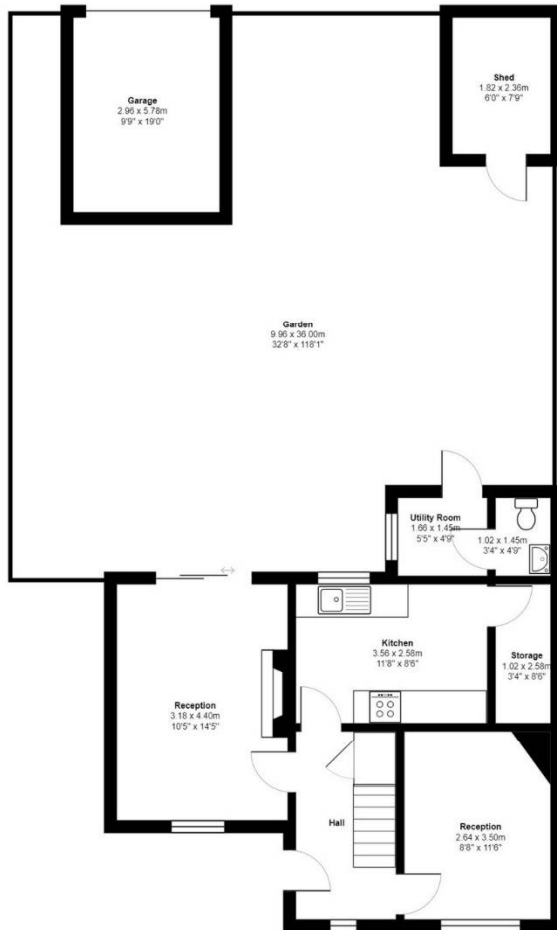
Front Garden

Generous front garden mainly laid to lawn

Parking

Parking to rear of the property with garage and additional parking spaces.





Total Area: 103.2 m² ... 1111 ft² (excluding garden)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	54
(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

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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.