



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Wyedale, London Colney, St Albans, Herts, AL2



Situated in a GREAT LOCATION with easy access to LOCAL SHOPS and EXCELLENT ROAD AND BUS LINKS, this FOUR BEDROOM DETACHED HOME also boasts OFF STREET PARKING FOR TWO CARS and an ELECTRIC CHARGING POINT. Available EARLY SEPTEMBER for a LONG TERM LET.

- **Detached Home**
- **Four Bedrooms**
- **Generous Lounge/ Diner**
- **Additional Reception**
- **Good Size Garden**
- **Off Street Parking**
- **Electric Charging Point**
- **Available September**

£1,850 per month

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Accommodation Comprises

Entrance Hall

Family Room 15'4" x 7'5" (4.67m x 2.26m)

Study Area 9'9" x 8'5" (2.97m x 2.57m)

Living Room 15'7" x 9'9" (4.75m x 2.97m)

Dining Room 10'0" x 9'8" (3.05m x 2.95m)

Kitchen 16'2" x 7'7" (4.93m x 2.31m)

Stairs to First Floor

Bedroom One 12'10" x 8'10" (3.91m x 2.69m)

Bedroom Two 10'1" x 8'10" (3.07m x 2.69m)

Bedroom Three 11'10" x 8'10" (3.61m x 2.69m) max points

Bedroom Four 8'6" x 5'9" (2.59m x 1.75m)

Family Bathroom

Exterior

Rear Garden

Front Garden and Parking



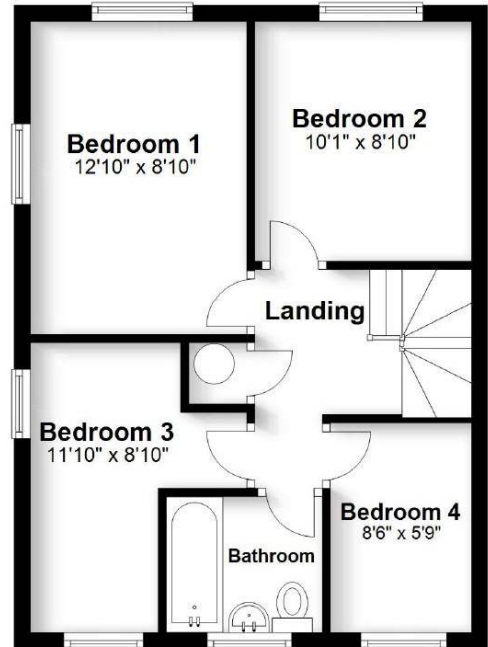
Ground Floor

Approx. 659.7 sq. feet



First Floor

Approx. 450.6 sq. feet



Total area: approx. 1110.3 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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	

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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.