



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Abbey Drive, Abbots Langley, Herts, WD5**



This is a '**STUNNING**' two-bedroom **END OF TERRACE** home within this very pretty cul-de-sac. With a **REAR EXTENSION** giving extra living space and a **BEAUTIFUL GARDEN**, kept in show home condition throughout and within easy access of all local amenities.

- **End of Terrace**
- **Kitchen**
- **Ext Lounge/Diner**
- **Own Driveway**
- **Guest Cloakroom**
- **Two Bedrooms**
- **Bathroom**
- **Pretty Garden**

**£475,000 Freehold**

# Abbey Drive, Abbots Langley, Herts, WD5

## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Kitchen **8'11" x 5'10" (2.72m x 1.78m)**

Lounge Area **13'0" x 11'10" (3.96m x 3.61m)(Mx Pts)**

Dining Area **10'8" x 8'10" (3.25m x 2.69m)**

Stairs To First Floor

Landing

Bedroom One **12'1" x 10'1" (3.68m x 3.07m)(Mx Pts)**

Bedroom Two **9'0" x 7'9" (2.74m x 2.36m)**

Bathroom

Exterior

Rear Garden

Own Driveway



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.
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