



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Harper Lane, Radlett, Herts, WD7



This EXTENDED, THREE BEDROOM FAMILY HOME, provides VERSATILE ACCOMMODATION alongside a useful WORKSHOP/GARAGE and PARKING FOR MULTIPLE VEHICLES. Offering SCOPE TO EXTEND/ MODERNISE this property is IDEALLY SITUATED on the outskirts of RADLETT and benefits from EXCELLENT ROAD LINKS with a SHORT DRIVE TO RADLETT STATION giving easy access to Central London. Well positioned for HIGHLY REGARDED LOCAL SCHOOLS this home MUST BE VIEWED TO APPRECIATE ITS FULL POTENTIAL!

- **Semi Detached**
- **Three Bedrooms**
- **Two Bathrooms**
- **Large Kitchen**
- **Generous Ground Floor Space**
- **Garage/ Workshop**
- **Parking For Many Cars**
- **Must Be Seen!**

**£450,000 Freehold**

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## Accommodation Comprises

### Entrance Hall

Lounge 15'2" x 14'0" (4.62m x 4.27m)

Kitchen/ Dining Room 25'0" x 10'6" (7.62m x 3.20m)

Bathroom 8'8" x 6'4" (2.64m x 1.93m)

### Stairs to First Floor

### First Floor Landing

Bedroom One 14'1" x 10'0" (4.29m x 3.05m)

En-Suite Shower Room 10'0" x 4'9" (3.05m x 1.45m)

Bedroom Two 12'3" x 9'4" (3.73m x 2.84m)

Bedroom Three 9'0" x 7'7" (2.74m x 2.31m)

## Exterior

### Rear Garden

### Garage/Workshop

### Car Port and Parking

Offering great potential to extend.( subject to PP)





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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	86
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>		
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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.
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