



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Farm Crescent, Napsbury Park, St Albans, Herts, AL2



Located within the VERY SOUGHT AFTER NAPSBUURY PARK...This FIVE BEDROOMS, Three bathroom DETACHED family home has planning permission previously passed for extension. With being a double fronted house with a double garage this property boasts of a larger than average garden.

- **Detached Home**
- **Five Bedrooms**
- **Three Receptions**
- **Three Bathrooms**
- **Guest Cloakroom**
- **Double Garage**
- **Previous Planning Granted**
- **Great Location!**

£1,075,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 16'3" x 12'5" (4.95m x 3.78m)

Kitchen 16'7" x 9'7" (5.05m x 2.92m)

Dining Room 11'0" x 9'7" (3.35m x 2.92m)

Study 8'6" x 8'3" (2.59m x 2.51m)

Stairs to First Floor

Bedroom Two 11'0" x 10'4" (3.35m x 3.15m)

En-Suite to Bedroom Two

Bedroom Three 13'2" x 8'3" (4.01m x 2.51m)

Bedroom Four 11'1" x 9'3" (3.38m x 2.82m)

Bedroom Five 9'7" x 7'10" (2.92m x 2.39m)

Family Bathroom

Stairs to Second Floor

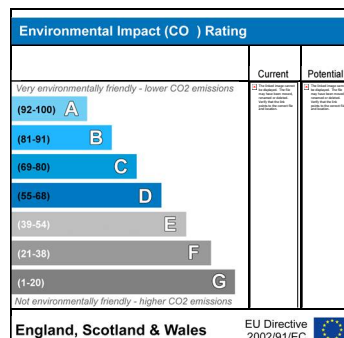
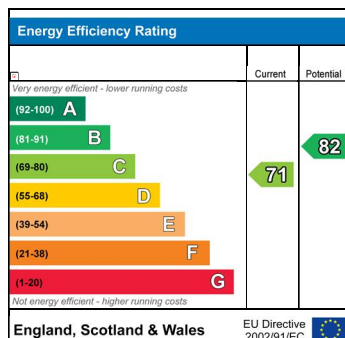
Master Suite

Master Bedroom 17'4" x 14'0" (5.28m x 4.27m)

Dressing Room

En-Suite to Master





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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.