



OLIVER

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Estate Agency with a personal touch!

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



Situated in the popular Napsbury Park. This FIVE BEDROOM DETACHED FAMILY HOME is presented in STUNNING CONDITION THROUGHOUT! Within a short drive of St Albans City Station and with EXCELLENT ROAD LINKS, this FAMILY HOME is AVAILABLE DECEMBER FOR A LONG TERM LET.

- **Stunning Home!**
- **Five Double Bedrooms**
- **Three Bathrooms**
- **26ft Kitchen/ Diner**
- **Detached**
- **Popular Napsbury Park**
- **Available December**
- **Long Term Let**

£4,500 per month

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Accommodation Comprises

Entrance Hall

Lounge 18'1" x 10'11" (5.51m x 3.33m)

Study 10'8" x 8'5" (3.25m x 2.57m)

Kitchen/ Diner 26'5" x 13'9" (8.05m x 4.19m)

Stairs to First Floor

First Floor Landing

Bedroom Two 13'8" x 12'8" (4.17m x 3.86m)

En-Suite 7'7" x 5'1" (2.31m x 1.55m)

Bedroom Three 16'9" x 12'9" (5.11m x 3.89m)

Bedroom Four 12'9" x 9'9" (3.89m x 2.97m)

Bedroom Five 12'1" x 8'10" (3.68m x 2.69m)

Family Bathroom

Stairs to Second Floor

Master Suite

Master Bedroom 26'5" x 17'6" (8.05m x 5.33m)

En-Suite 11'10" x 8'7" (3.61m x 2.62m)

Dressing Room

Exterior

Covered Storage Area 26'9" x 4'0" (8.15m x 1.22m)

Rear Garden 39'10" x 36'8" (12.14m x 11.18m)

Front Garden & Parking





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			
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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.