



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Oakwood Road, Bricket Wood, St Albans, Herts



This VERSATILE property offers SPACIOUS ACCOMMODATE THROUGHOUT! Boasting a LOUNGE IN EXCESS OF 28FT and a KITCHEN IN EXCESS OF 25FT, this GENEROUS HOME also benefits from a PRETTY LANDSCAPED GARDEN, GARAGE and OFF STREET PARKING. Ideally situated for local shops, amenities, road and transport links, this property is OFFERED CHAIN FREE!!

- Semi-Detached
- Three/ Four Bedrooms
- 28ft Lounge
- 25ft Kitchen
- Three Bathrooms
- Integral Garage
- Landscaped Garden
- Chain Free!

**£780,000 Freehold**

# Oakwood Road, Bricket Wood, St Albans, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Bedroom 13'8" x 11'7" (4.17m x 3.53m)

### En-Suite

Bedroom 12'9" x 10'9" (3.89m x 3.28m)

### Guest WC & Shower Room

Lounge 28'9" x 25'7" (8.76m x 7.80m)

Kitchen 25'7" x 10'8" (7.80m x 3.25m)

### Stairs to First Floor

Master Bedroom 21'6" x 10'3" (6.55m x 3.12m)

Dressing Room / Bedroom Four 21'6" x 8'10" (6.55m x 2.69m) max points

### Family Bathroom

### Exterior

#### Rear Garden

#### Front Garden

### Garage and Parking



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

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### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.