



OLIVER

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Estate Agency with a personal touch!

Longmore Close, Maple Cross, Herts, WD3



Tucked away within this quiet cul-de-sac in Maple Cross, is this **THREE BEDROOM** end of terrace **FAMILY HOME**. The property needs works throughout but its a **GREAT OPPORTUNITY** to really add your own stamp. Within walking distance of local shops and offered **CHAIN FREE!!!**

- **IN NEED OF WORK**
- **End OF Terrace**
- **Three Bedrooms**
- **Bathroom**
- **Rear Extension**
- **Side Driveway**
- **Rear Garden**
- **CHAIN FREE**

£425,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 12'4" x 12'1" (3.76m x 3.68m)

Kitchen 12'6" x 10'11" (3.81m x 3.33m) (Max Points)

Utility Area 8'5" x 5'8" (2.57m x 1.73m)

Family Room 13'4" x 12'1" (4.06m x 3.68m)

Stairs To First Floor

Landing

Bedroom One 12'7" x 9'6" (3.84m x 2.90m)

Bedroom Two 9'6" x 8'9" (2.90m x 2.67m)

Bedroom Three 9'4" x 8'8" (2.84m x 2.64m)

Bathroom

Exterior

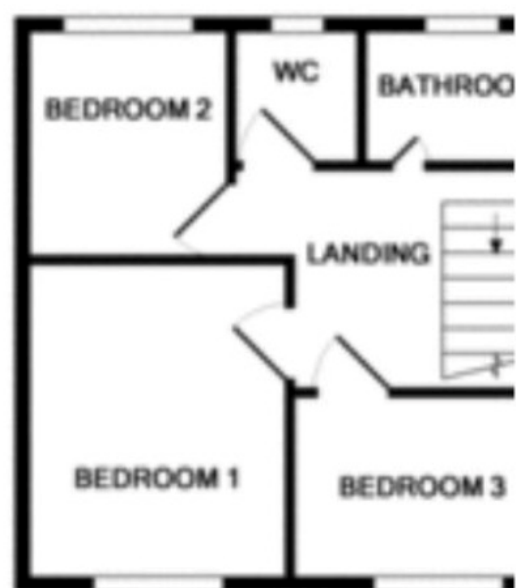
Rear Garden

Driveway





GROUND FLOOR



1ST FLOOR

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.