



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Pooleys Lane, Welham Green, North Mymms, Herts, AL9



OFFERED WITH PLANNING PERMISSION GRANTED! This DOUBLE FRONTED SEMI-DETACHED home has been RECENTLY REDECORATED THROUGHOUT.

Boasting a GENEROUS DRIVEWAY with PARKING FOR SEVERAL CARS, this property is within easy reach of WELHAM GREEN STATION with links to London and also benefits from access to the motorway network. Local shops and other amenities are also close by.

- Planning Permission Granted!
- Three Bedrooms
- Two Bathrooms
- Two Receptions
- Useful Loft Room
- Large Driveway
- Secluded Rear Garden
- Station Nearby

**£650,000 Freehold**

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Accommodation Comprises

Entrance Hall

Lounge 13'0" x 12'9" (3.96m x 3.89m)

Kitchen/Diner 17'10" x 8'9" (5.44m x 2.67m)

Second Reception Room 21'9" x 7'9" (6.63m x 2.36m)

Stairs to First Floor

Bedroom One 14'0" x 9'1" (4.27m x 2.77m)

Bedroom Two 11'4" x 8'11" (3.45m x 2.72m)

Bedroom Three 9'10" x 7'10" (3.00m x 2.39m)

Family Bathroom

Wet Room

Stairs to Office

Office/Attic Room 12'1" x 8'5" (3.68m x 2.57m)

## Planning Permission

Planning granted for a single storey rear extension 6/2024/0938





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		
	73	85
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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- (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.