



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Swanland Road, South Mimms, Herts, AL9



OVER 3,000 SQAURE FOOT!!! This AMAZING four bedroom family home comes with the additional benefit of a spacious ONE bedroom SELF CONTAINED ANNEXE. With large gardens and a generous driveway, this property is ideally located with easy access to all local motorway links.

- **Self Contained Annexe**
- **Open Plan Living**
- **Four/Five Bedrooms**
- **Three Bathrooms**
- **Large Rear Gardens**
- **Generous Driveway**
- **In EXCESS of 3,000 sq ft**
- **Semi-Rural Location**

**£1,175,000 Freehold**

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Accommodation Comprises

Entrance Porch

Guest Cloakroom

Open Plan Living/Kitchen/Dining 35'7" x 27'4" (10.85m x 8.33m)

Stairs To First Floor

Landing

Master Bedroom 23'8" x 12'7" (7.21m x 3.84m)

En-Suite Shower Room

Bedroom Two 13'9" x 13'4" (4.19m x 4.06m)

Bedroom Three 13'7" x 13'1" (4.14m x 3.99m)

Bedroom Four 13'5" x 11'0" (4.09m x 3.35m)

Family Bathroom

ANNEXE

Own Entrance Door to:-

Lounge 19'9" x 14'8" (6.02m x 4.47m)

Kitchen/Diner 28'2" x 10'2" (8.59m x 3.10m)

Guest Cloakroom

Bedroom 13'8" x 13'2" (4.17m x 4.01m)

En-Suite Bathroom

Exterior

Large Private Rear Gardens

Large Driveway



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			
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>			
(1-20) <b>G</b>			
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

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.