

# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Wetherby Road, Borehamwood, Herts, WD6



A LARGE two bedroom home with an EXTENSION and DRIVEWAY!! Located just over ONE MILE from Borehamwood & Elstree train station, also very easy access to all local shops, parks and places of worship. Offered CHAIN FREE

- Lounge
- Kitchen/Breakfast Room
- Playroom/Family Room
- Guest Cloakroom
- Two Double Bedrooms
- Bathroom
- Rear Garden
- Large Driveway

**£435,000 Freehold**

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## Accommodation Comprises

Entrance Porch

Lounge **13'11" x 13'5" (4.24m x 4.09m)**

Kitchen/Breakfast Room **15'4" x 8'2" (4.67m x 2.49m)**

Playroom/Family Room **13'3" x 12'11" (4.04m x 3.94m)**

Guest Cloakroom

Stairs To First Floor

Landing

Bedroom One **14'2" x 10'0" (4.32m x 3.05m)**

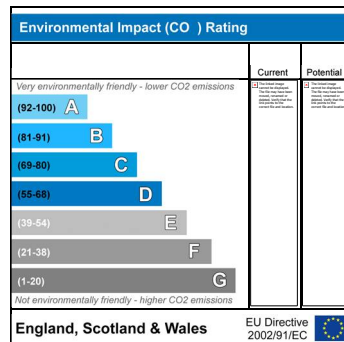
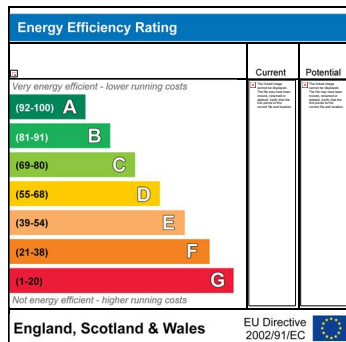
Bedroom Two **10'6" x 8'5" (3.20m x 2.57m)**

Bathroom

Exterior

Rear Garden

Large Driveway



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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.