



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**West Riding, Bricket Wood, St Albans, Herts, AL2**



Situated in a **CENTRAL LOCATION** a level walk to shops and amenities and with **GREAT TRANSPORT LINKS**, this **DETACHED BUNGALOW** is **IN NEED OF MODERNISATION THROUGHOUT**. Boasting a **GENEROUS GARAGE/ WORKSHOP**, this home also offers **POTENTIAL TO DEVELOP** (subject to the necessary planning consents).

This home is offered **CHAIN FREE!**

- **Detached Bungalow**
- **Parking for Several Cars**
- **Generous Garden**
- **Large Garage/ Workshop**
- **Modernisation Required**
- **Scope to Develop**
- **Close to Shops**
- **Chain Free!**

**Guide Price £699,950 Freehold**

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## Accommodation Comprises

### Entrance Hall

Lounge **21'8" x 17'8" (6.60m x 5.38m)**

Kitchen **12'2" x 5'9" (3.71m x 1.75m)**

Conservatory **15'5" x 8'9" (4.70m x 2.67m)**

Utility **6'8" x 5'8" (2.03m x 1.73m)**

### WC

Bedroom One **12'9" x 9'7" (3.89m x 2.92m)**

Bedroom Two **11'9" x 9'4" (3.58m x 2.84m)**

Bedroom Three **13'0" x 9'5" (3.96m x 2.87m)**

### Exterior

#### Rear Garden

#### Garage

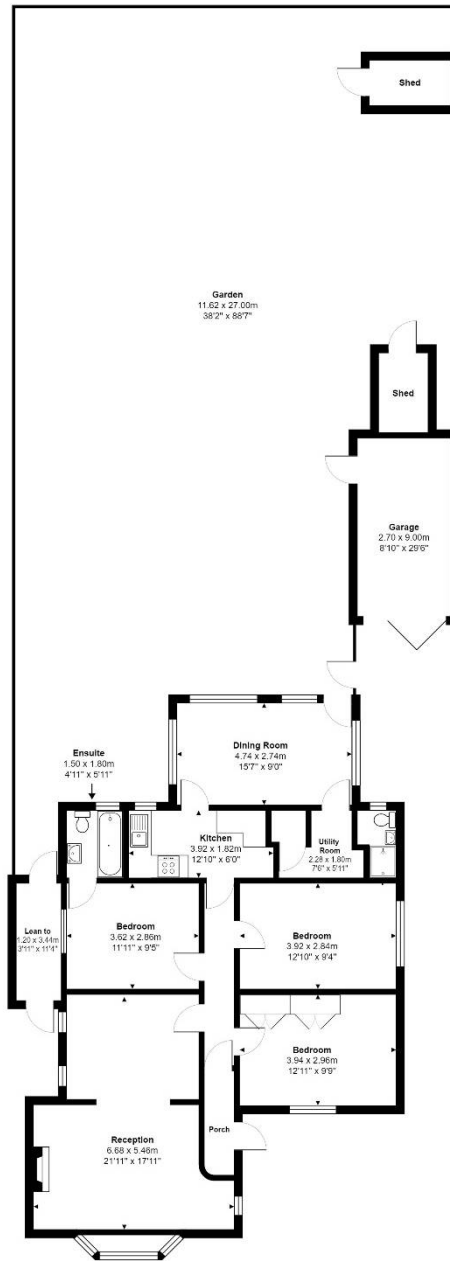
Garage with workshop built in behind

#### Front Garden & Parking

Shared Driveway providing parking for 2/3 cars







Total Area: 126.4 m<sup>2</sup> ... 1361 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<small>1</small> The maximum possible rating for this property is <b>A</b> . <small>2</small> The maximum possible rating for this property is <b>A</b> . <small>3</small> The maximum possible rating for this property is <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	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	<small>1</small> The maximum possible rating for this property is <b>A</b> . <small>2</small> The maximum possible rating for this property is <b>A</b> . <small>3</small> The maximum possible rating for this property is <b>A</b> .
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 VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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  - (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.