



OLIVER

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Estate Agency with a personal touch!

Ryecroft, Hatfield, Herts, AL10



AVAILABLE CHAIN FREE! This **SPACIOUS THREE/FOUR BEDROOM FAMILY HOME** has recently been **REDECORATED THROUGHOUT**. Situated in **CUL DE SAC LOCATION** with **NO THROUGH TRAFFIC** and boasting a **GOOD SIZE REAR GARDEN** this property is well positioned for the University of Hertfordshire, locals shops schools and amenities as well as benefitting from **GREAT MOTORWAY** and **TRAIN LINKS**.

- **Three Bedrooms**
- **Two Receptions**
- **Newly Redecorated**
- **Good Size Garden**
- **Cul-De-Sac Location**
- **Residents Parking**
- **Great Transport Links**
- **Chain Free!**

Guide Price £350,000 Freehold

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Accommodation Comprises

Entrance Hall

Kitchen 16'1" x 10'6" (4.90m x 3.20m)

Lounge 14'5" x 11'6" (4.39m x 3.51m)

Reception Two/ Bed Four 14'0" x 7'6" (4.27m x 2.29m)

Stairs to First Floor

Bedroom One 13'6" x 8'10" (4.11m x 2.69m)

Bedroom Two 11'9" x 11'5" (3.58m x 3.48m)

Bedroom Three 8'8" x 7'3" (2.64m x 2.21m)

Bathroom

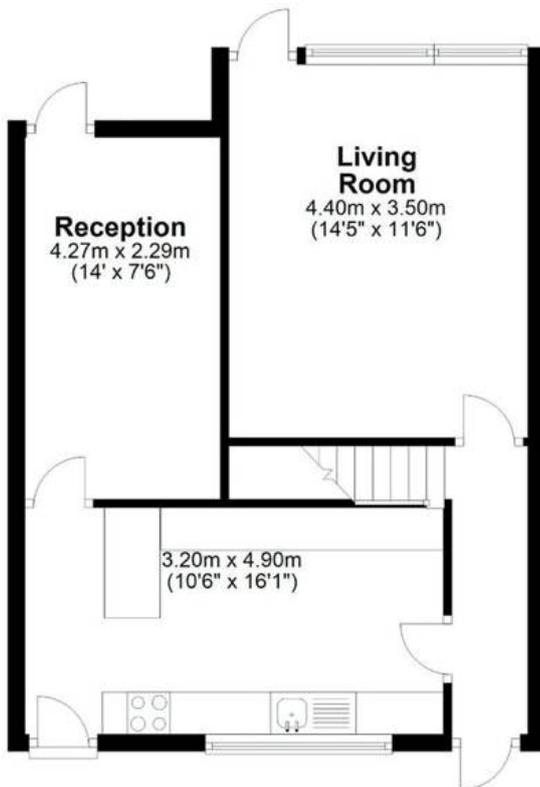
Exterior

Parking

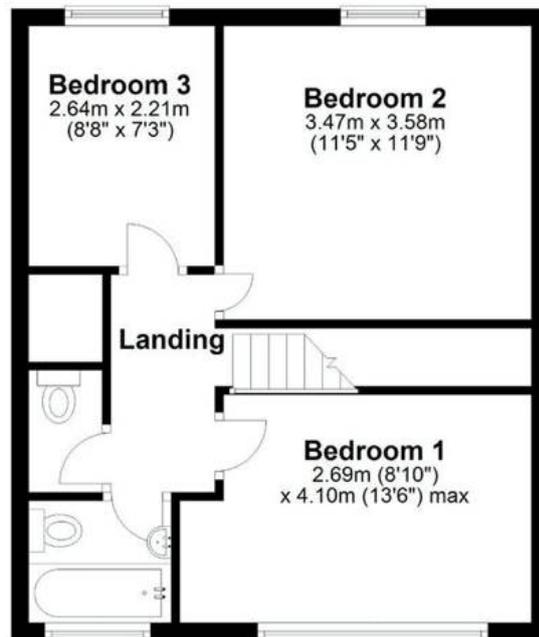


Floor Plan

Ground Floor



First 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	62

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	85

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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.