



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Black Boy Wood, Bricket Wood, St Albans, Herts, AL2



Situated within this quiet turning is this WELL PRESENTED, THREE bedroom, FAMILY HOME. With a LARGE DRIVEWAY and a LARGE GARDEN this property has great scope for extension (STPP). Ideally located within very easy access of local shops, parks, schools and train links. Offered CHAIN FREE

- **Three Bedrooms**
- **Large Rear Garden**
- **Lounge / Diner**
- **Large Driveway**
- **Kitchen**
- **Scope For Extension (STPP)**
- **Bathroom**
- **Offered CHAIN FREE**

£485,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge/Diner **24'7" x 11'4" (7.49m x 3.45m) (Max Points)**

Kitchen **17'9" x 8'1" (5.41m x 2.46m)**

Stairs To First Floor

Landing

Bedroom One **15'5" x 12'4" (4.70m x 3.76m)(Max Points)**

Bedroom Two **11'9" x 10'7" (3.58m x 3.23m)(Max Points)**

Bedroom Three **12'7" x 7'3" (3.84m x 2.21m) (Max Points)**

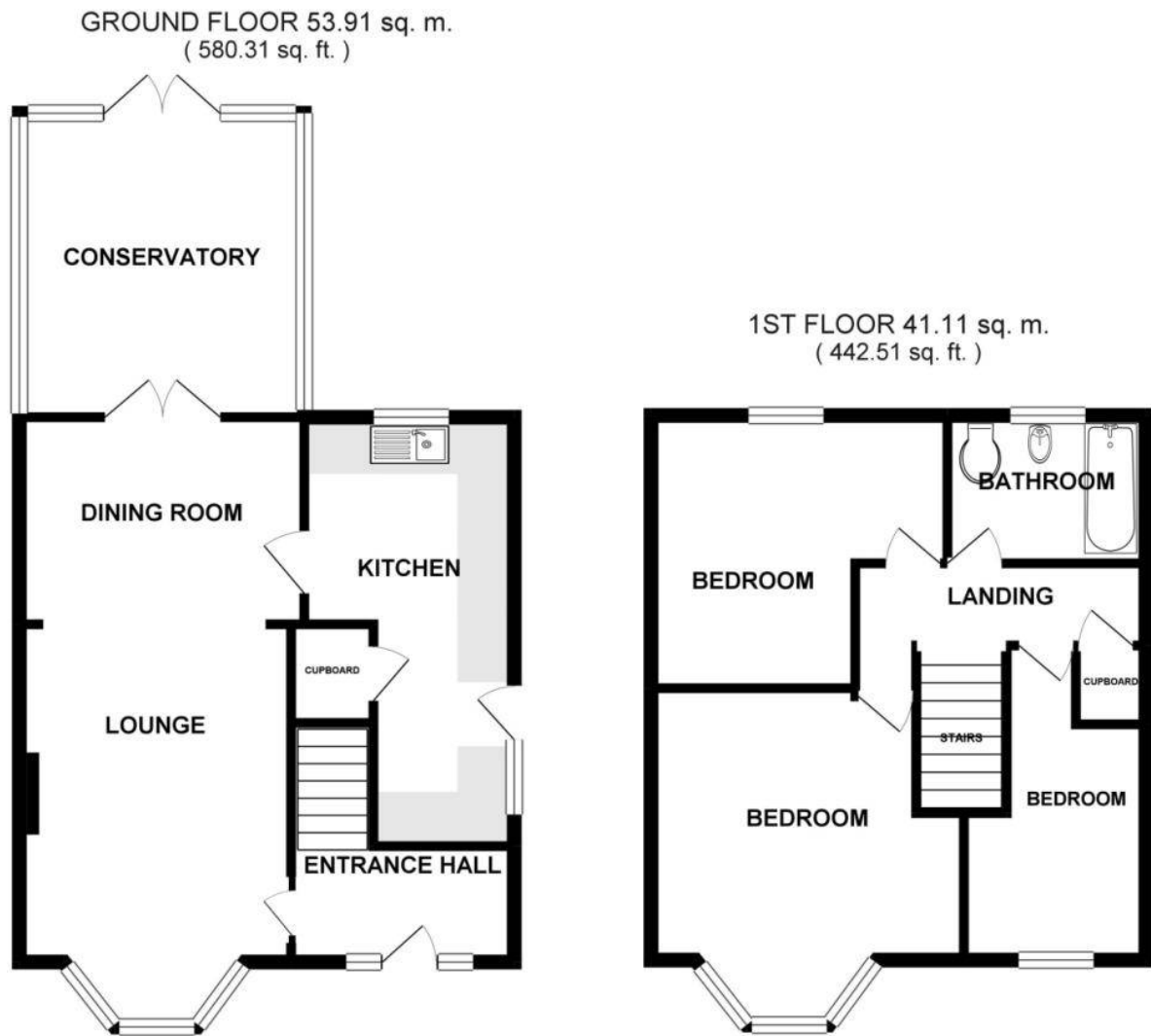
Bathroom

Exterior

Rear Garden

Driveway





TOTAL FLOOR AREA : 95.02 sq. m. (1022.81 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

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		

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.