



OLIVER

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Estate Agency with a personal touch!

Dower House, Hanstead Park, Bricket Wood, Herts, AL2



Set within the STUNNING, EXCLUSIVE setting of Hanstead Park in Bricket Wood is this TWO BEDROOM, first floor apartment. Surrounded by nature yet within easy access of local motorway links and train station. Extending over almost 800 SQUARE FT this home MUST BE VIEWED TO BE APPRECIATED!

- Two Large Bedrooms
- Rural Hanstead Park
- Open Plan Living
- Beautifully Presented
- Private Parking
- Station Nearby
- Great Road Links
- Must Be Viewed!

£400,000 Leasehold

Dower House, Hanstead Park, Bricket Wood, Herts, AL2

Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Open Plan Living 27'3" x 12'10" (8.31m x 3.91m)

Bedroom One 17'5" x 9'2" (5.31m x 2.79m)

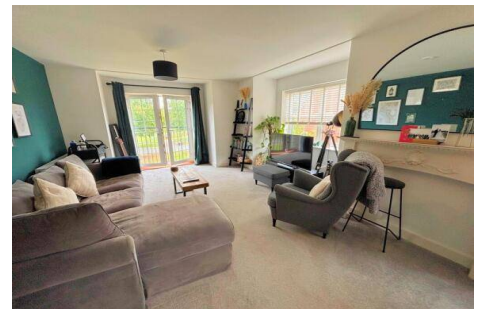
Bedroom Two 14'9" x 8'7" (4.50m x 2.62m)

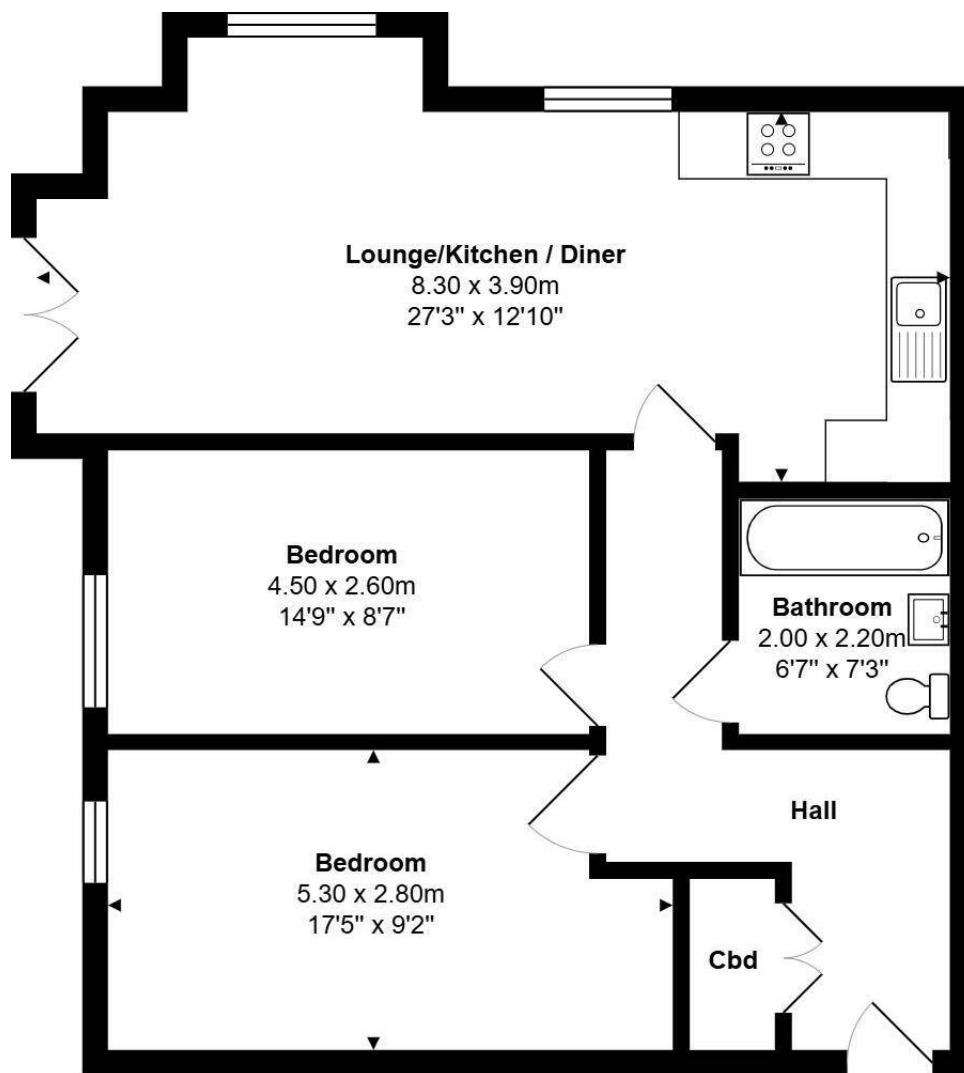
Bathroom

Exterior

Communal Gardens

Parking





Total Area: 72.2 m² ... 777 ft²

All measurements are approximate and for display purposes only



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	
83	83
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	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.