



OLIVER

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Estate Agency with a personal touch!

North Cottages, Napsbury, St Albans, Herts, AL2



INTERNAL VIEWING IS A MUST on this EXTENDED, three bedroom FAMILY HOME. With a very large rear garden housing a detached home office with own power and plumbing. This property boast of views to the front and privacy to the rear whilst being ideally located within easy access to local amenities.

- Lounge
- Kitchen/Breakfast Area
- Family/Dining Area
- Three Bedrooms
- Bathroom & En-suite Shower
- Detached Home Office
- Large Rear Garden
- Utility & Guest WC

£695,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 14'5" x 10'9" (4.39m x 3.28m)

Kitchen/Breakfast Area 21'7" x 9'5" (6.58m x 2.87m)(Max Points)

Family/Dining Area 19'8" x 11'5" (5.99m x 3.48m)(Max Points)

Utility 8'9" x 5'9" (2.67m x 1.75m)

Guest Cloakroom

Stairs To First Floor

Landing

Bedroom One 14'5" x 11'7" (4.39m x 3.53m)

En-Suite Shower

Bedroom Two 11'0" x 9'3" (3.35m x 2.82m)

Bedroom Three 9'2" x 7'5" (2.79m x 2.26m)

Family Bathroom

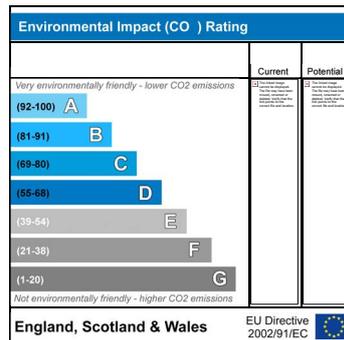
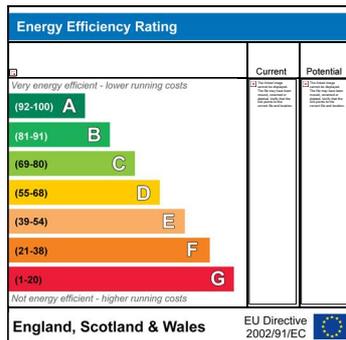
Exterior

Large Rear Garden

Detached Home Office & WC 18'0" x 12'1" (5.49m x 3.68m)

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.