



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Lime Way, Radlett, Herts, WD7**



Built only four years ago, this **TWO DOUBLE BEDROOM / TWO BATHROOM** home is in pristine condition, offering modern comfort and low-maintenance living. This **COZY** home is nestled in the **COUNTRYSIDE** between the **SOUGHT-AFTER** villages of Shenley & Radlett, providing scenic trails right from the doorstep and easy access to local amenities.

- **Surrounded by nature**
  - **Two double bedrooms**
  - **Two bathrooms**
  - **Utility area & Guest WC**
  - **Two store cupboards**
  - **Pretty Rear Garden**
  - **Two car parking**
  - **Six-year build warranty**
- £499,950 Freehold**

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## Accommodation Comprises

Entrance Hall

Lounge 14'8" x 10'3" (4.47m x 3.12m)

Kitchen/Dining Room 10'3" x 9'7" (3.12m x 2.92m)

Utility Area 5'3" x 3'6" (1.60m x 1.07m)

Guest WC

Stairs To First Floor

Landing

Bedroom One 11'7" x 10'2" (3.53m x 3.10m)

En-Suite Shower Room

Bedroom Two 13'9" x 8'9" (4.19m x 2.67m)

Bathroom

Exterior

Rear Garden

Off Street Parking

## NHBC Guarantee

Still with a remaining SIX years of warranty





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.