



OLIVER

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Estate Agency with a personal touch!

Beningfield Drive, Napsbury Park, St Albans, Herts, AL2



Situated in the "EXCLUSIVE" Napsbury Park. Surrounded by acres of Arboretum, this property offers a rural retreat yet with GREAT MOTORWAY LINKS and EASY ACCESS TO ST ALBANS STATION. With local shops, schools and amenities nearby, this home is offered CHAIN FREE! Benefitting from THREE BEDROOMS, TWO BATHROOMS, A LOW MAINTENANCE REAR GARDEN and PARKING for several cars!

- **Great Location!**
- **Three Bedrooms**
- **Two Bathrooms**
- **Kitchen/Diner**
- **Low Maintenance Rear Garden**
- **Parking**
- **Road & Transport Links**
- **Chain Free!**

£560,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 16'10" x 11'0" (5.13m x 3.35m)

Kitchen/Diner 16'11" x 10'3" (5.16m x 3.12m)

Guest Cloakroom

Stairs To First Floor

Landing

Bedroom One 13'8" x 10'10" (4.17m x 3.30m)

En-Suite Shower

Bedroom Two 10'10" x 10'4" (3.30m x 3.15m)

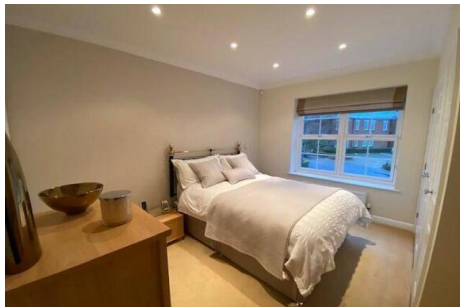
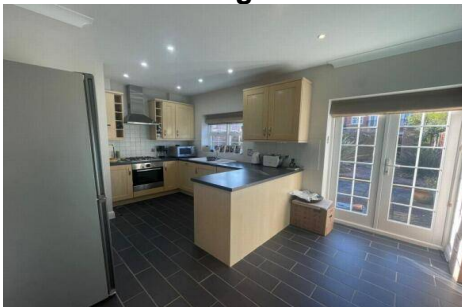
Bedroom Three 7'10" x 6'5" (2.39m x 1.96m)

Family Bathroom

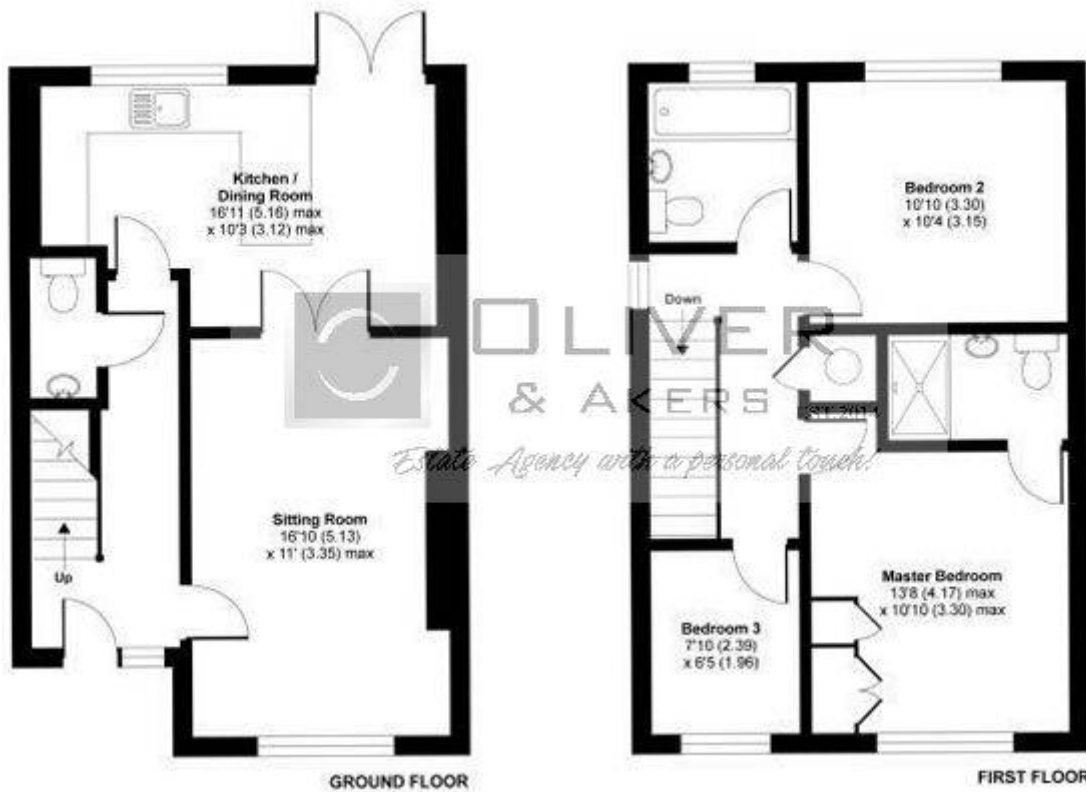
Exterior

Rear Garden

Off Street Parking



APPROX. GROSS INTERNAL FLOOR AREA 957 SQ FT 88.9 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(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	

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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.