



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**The Meads, Bricket Wood, St Albans, Herts, AL2**



Offered CHAIN FREE!! This is a great opportunity to purchase a FAMILY HOME in one of the most SOUGHT AFTER locations in Bricket Wood. This DETACHED three/four property comes with a good size driveway and garden, ideally located within w level walk of local shops. Potential to EXTEND (STPP)

- Detached
- Large Driveway
- Three Bedrooms
- Bathroom & Wc
- Study/Bedroom Four
- Lounge/Dining Room
- Kitchen
- Rear Garden

**£750,000 Freehold**

# The Meads, Bricket Wood, St Albans, Herts, AL2

## Accommodation Comprises

Entrance Hall

Guest WC

Lounge/Diner 22'7" x 11'8" (6.88m x 3.56m)

Kitchen 17'9" x 8'5" (5.41m x 2.57m)

Television/Playroom 13'3" x 8'2" (4.04m x 2.49m)

Stairs To First Floor

Landing

Bedroom One 11'5" x 10'1" (3.48m x 3.07m)

Bedroom Two 11'9" x 9'7" (3.58m x 2.92m)

Bedroom Three 11'9" x 6'8" (3.58m x 2.03m)

Family Bathroom 11'6" x 3'0" (3.51m x 0.91m)(Max Pts)

Exterior

Rear Garden

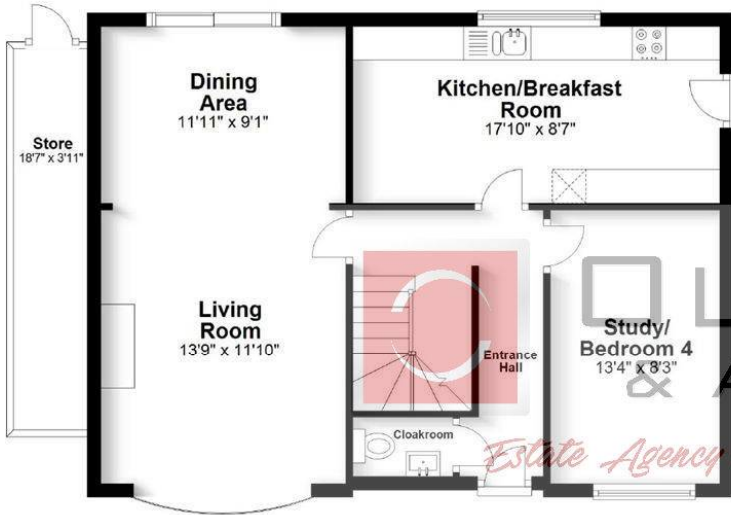
Driveway





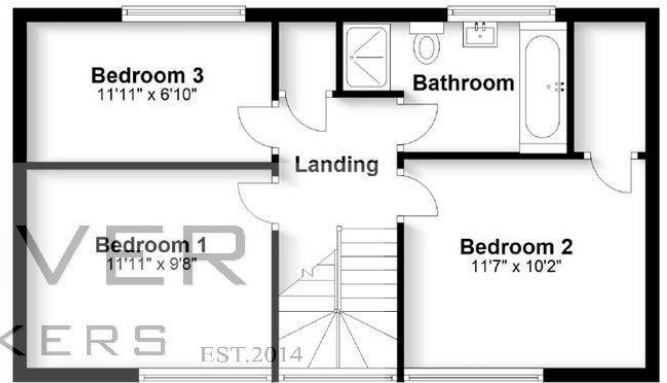
## Ground Floor

Approx. 672.1 sq. feet



## First Floor

Approx. 504.8 sq. feet



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Total area: approx. 1176.9 sq. feet

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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)  | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| England, Scotland & Wales                                       |          | EU Directive 2002/91/EC |           |

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**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.