



OLIVER

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Estate Agency with a personal touch!

Old Watford Road, Bricket Wood, St Albans, Herts, AL2



Extending over 2200 SQ FT across the house and garage building, this is a VERY VERSATILE PROPERTY! Set behind PRIVATE GATES, this in an INCREDIBLY SPACIOUS FAMILY HOME which offers the ADDITIONAL POTENTIAL OF A WORK FROM HOME OFFICE / STORAGE FACILITY/ WORKSHOP OR EVEN ANNEX! This home is within easy reach of both PARMITERS SCHOOL and ST MICHAEL'S CATHOLIC HIGH SCHOOL together with FANTASTIC ROAD LINKS and WATFORD JUNCTION STATION also easily accessible

- Detached Family Home
- 27ft Kitchen/Diner
- 25ft Lounge
- Four Double Bedrooms
- Parking For Several Cars
- Double Garage with Office Space Above
- Close to Popular Secondary Schools
- Great Road/ Transport Links

£699,950 Freehold

Old Watford Road, Bricket Wood, St Albans, Herts, AL2

Accommodation Comprises

Entrance Porch

Entrance Hall

Guest WC

Lounge 25'2" x 27'0" (7.67m x 8.23m)

Kitchen/ Diner 27'2" x 13'3" (8.28m x 4.04m)

Stairs to First Floor

First Floor Landing

Bedroom One 14'0" x 12'10" (4.27m x 3.91m)

Bedroom Two 13'1" x 9'10" (3.99m x 3.00m)

Bedroom Three 13'11" x 7'5" (4.24m x 2.26m)

Bedroom Four 12'9" x 9'0" (3.89m x 2.74m)

Shower Room

Family Bathroom

Exterior

Rear Garden

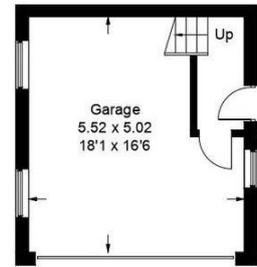
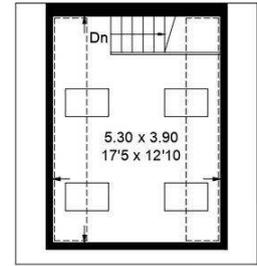
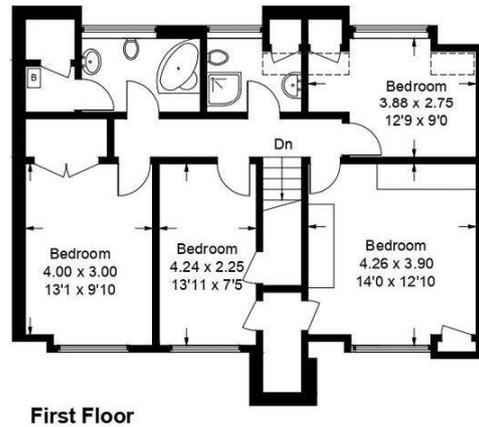
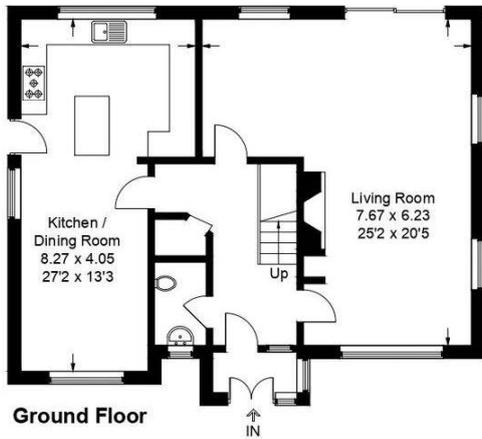
Front Garden and Parking

Detached Double Width Garage 18'1" x 16'6" (5.51m x 5.03m)

Office Above Garage



Approximate Gross Internal Area
 Ground Floor = 84.5 sq m / 910 sq ft
 First Floor = 76.9 sq m / 828 sq ft
 Outbuildings = 48.8 sq m / 525 sq ft
 Total = 210.2 sq m / 2,263 sq ft



(Not Shown in Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Boudicas Land

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(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	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.