



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Schubert Road, Elstree, Herts, WD6



Tucked within this private location at the end of a cul-de-sac, yet giving very easy access to all of Eltsree's amenities. This spacious **THREE** bedroom semi detached property has **OWN** garage, large garden and great scope to extend and improve (STPP)

- **Three Bedrooms**
- **Lounge/Diner**
- **Bathroom**
- **Kitchen**
- **Garage**
- **Large Rear Garden**
- **Scope For Ext (STPP)**
- **Good Location**

**£499,950 Freehold**

# Schubert Road, Elstree, Herts, WD6

Accommodation Comprises

## Entrance Hall

Lounge Area **15'7" x 12'8" (4.75m x 3.86m)**

Dining Area **10'2" x 8'11" (3.10m x 2.72m)**

Kitchen **10'3" x 9'6" (3.12m x 2.90m)**

Utility Area **10'3" x 9'6" (3.12m x 2.90m)**

## Stairs To First Floor

### Landing

Bedroom One **11'6" x 11'3" (3.51m x 3.43m)**

Bedroom Two **11'3" x 10'2" (3.43m x 3.10m)**

Bedroom Three **8'4" x 8'2" (2.54m x 2.49m)**

### Bathroom

### WC

### Exterior

### Rear Garden

Garage **15'7" x 8'6" (4.75m x 2.59m)**



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

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### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (2) These particulars do not constitute part or all of an offer or contract.
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- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
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