



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Furse Avenue, St Albans, Herts, AL4**



**This TWO DOUBLE BEDROOM FAMILY HOME is in the CATCHMENT AREA FOR SOUGHT AFTER PRIMARY and SECONDARY SCHOOLS. Boasting a GENEROUS REAR GARDEN and OFF STREET PARKING FOR TWO CARS. This property is AVAILABLE FROM 1ST OCTOBER FOR A LONG TERM LET!**

- **Two Double Bedrooms**
- **Two Receptions**
- **Generous Rear Garden**
- **Off Street Parking x 2**
- **Close to Schools**
- **Recently Redecorated Throughout**
- **Available 1st October**
- **Long term Let**

**£2,250 per month**

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## Accommodation Comprises

Entrance Porch

Entrance Lobby

Lounge 12'3" x 10'9" (3.73m x 3.28m)

Dining Room 9'1" x 8'10" (2.77m x 2.69m)

Kitchen 19'1" x 7'6" (5.82m x 2.29m)

Stairs to First Floor

First Floor Landing

Bedroom One 15'11" x 8'10" (4.85m x 2.69m)

Bedroom Two 11'11" x 9'3" (3.63m x 2.82m)

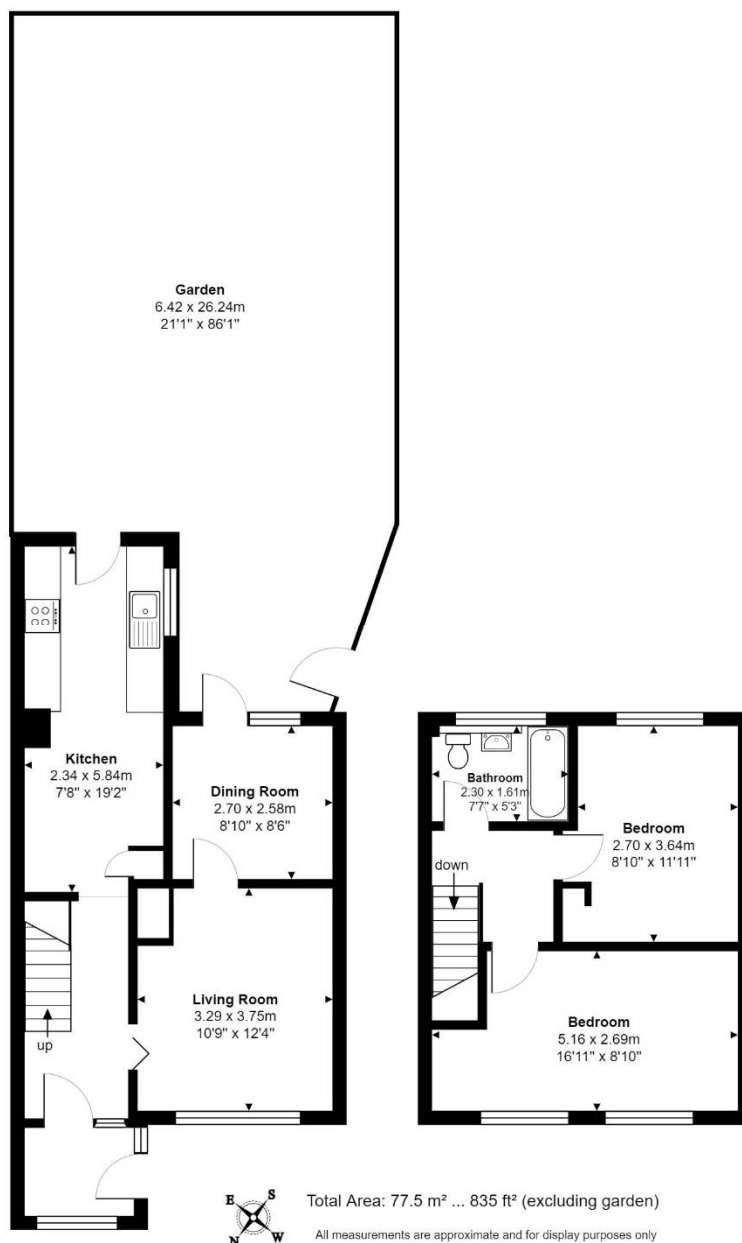
Family Bathroom 7'7" x 5'4" (2.31m x 1.63m)

Exterior

Rear Garden

Parking





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		
	71	86
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>		
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(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	

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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.