

OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Ryecroft, Hatfield, Herts, AL10



AVAILABLE CHAIN FREE! This SPACIOUS THREE/FOUR BEDROOM FAMILY HOME has recently been **REDECORATED THROUGHOUT**. Situated in **CUL DE SAC LOCATION** with **NO THROUGH TRAFFIC** and boasting a **GOOD SIZE REAR GARDEN** this property is well positioned for the University of Hertfordshire, locals shops schools and amenities as well as benefitting from **GREAT MOTORWAY** and **TRAIN LINKS**.

- **Three Bedrooms**
- **Two Receptions**
- **Newly Redecorated**
- **Good Size Garden**
- **Cul-De-Sac Location**
- **Residents Parking**
- **Great Transport Links**
- **Chain Free!**

Guide Price £350,000 Freehold

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Accommodation Comprises

Entrance Hall

Kitchen 16'1" x 10'6" (4.90m x 3.20m)

Lounge 14'5" x 11'6" (4.39m x 3.51m)

Reception Two/ Bed Four 14'0" x 7'6" (4.27m x 2.29m)

Stairs to First Floor

Bedroom One 13'6" x 8'10" (4.11m x 2.69m)

Bedroom Two 11'9" x 11'5" (3.58m x 3.48m)

Bedroom Three 8'8" x 7'3" (2.64m x 2.21m)

Bathroom

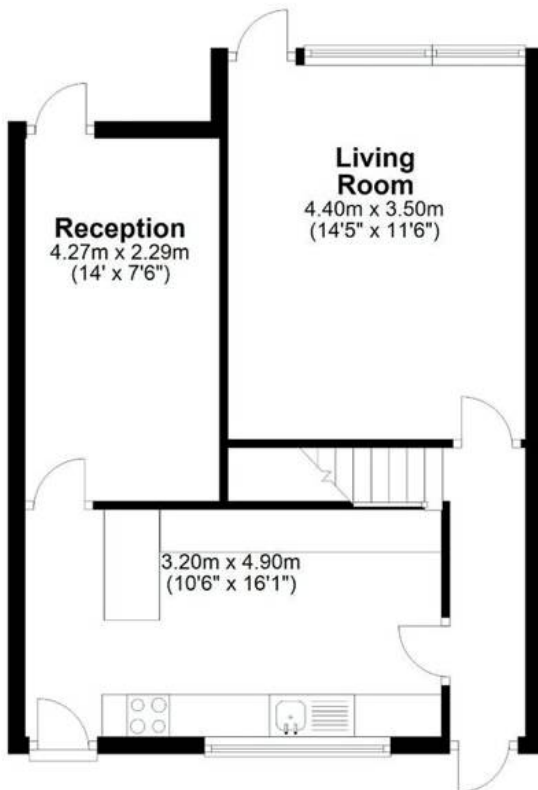
Exterior

Parking

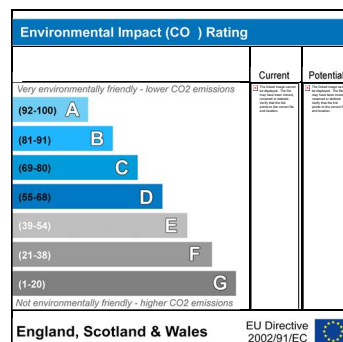
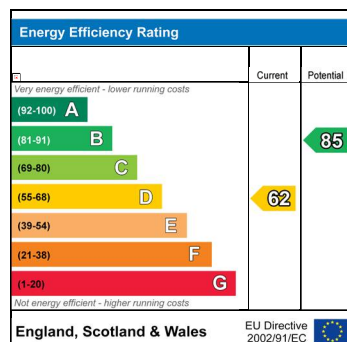
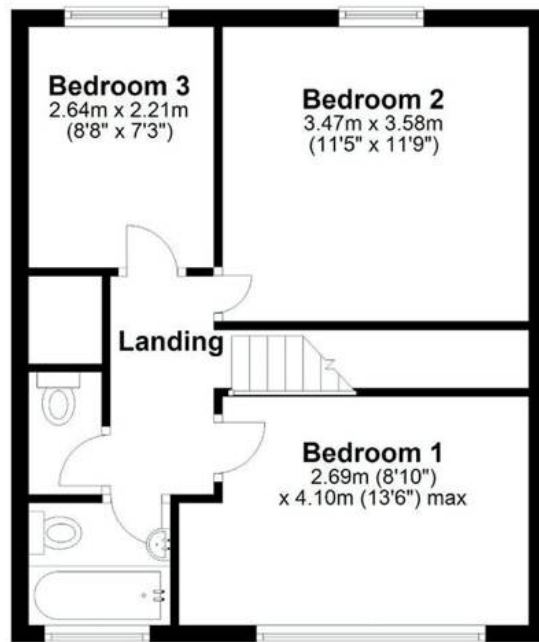


Floor Plan

Ground Floor



First Floor



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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.

(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.