



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Admirals Close, Colney Heath, Herts, AL4



Tucked away is this THREE/FOUR bedroom FAMILY HOME with OWN GARAGE and DRIVEWAY. Shown in good condition throughout and offering a UTILITY ROOM and guest cloakroom. Located within easy access of local parks and a short drive from nearby motorway links.

- Three / Four Bedrooms
- Bathroom
- Lounge
- Kitchen / Diner
- Utility Room / Guest WC
- Garage
- Driveway
- Rear Garden

£499,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Garden Room / Bedroom Four **10'11" x 6'6" (3.33m x 1.98m)**

Utility Room **6'0" x 9'3" (1.83m x 2.82m)**

Stairs To First Floor

Landing

Lounge **15'2" x 14'3" (4.62m x 4.34m)(Max Points)**

Kitchen / Diner **15'1" x 10'6" (4.60m x 3.20m) (Max Points)**

Stairs To Second Floor

Landing

Bedroom One **13'2" x 8'8" (4.01m x 2.64m)**

Bedroom Two **12'7" x 8'8" (3.84m x 2.64m)**

Bedroom Three **10'11" x 6'6" (3.33m x 1.98m)**

Bathroom

Exterior

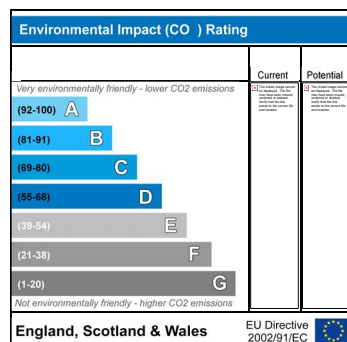
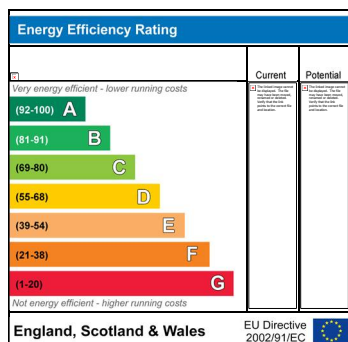
Rear Garden

Garage & Driveway





Total Area: 107.0 m² ... 1151 ft² (excluding garden)
 All measurements are approximate and for display purposes only



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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.