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Estate Agency with a personal touch!

Poplars Close, Ellenbrook, Hatfield, Herts, AL10



This STUNNING, GROUND FLOOR MAISONETTE benefits from its OWN PRIVATE GARDEN with DIRECT ACCESS from the property.

Also boasting a GARAGE, DRIVEWAY with PARKING for SEVERAL CARS and a HOME OFFICE, it is a delightful home!

Located in the very 'SOUGHT AFTER' location of Ellenbrook, giving great access to local shops, parks, motorway links and also WITHIN EASY REACH of MAINLINE STATIONS with direct trains into London.

- Lounge
- Kitchen
- Two Double Bedrooms
- Bathroom
- Garage
- Driveway
- Detached Home Office
- OWN Garden

£349,950 Leasehold

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Accommodation Comprises

Entrance Lobby

Lounge 14'11" x 12'0" (4.55m x 3.66m)

Kitchen 13'4" x 8'8" (4.06m x 2.64m)

Bedroom One 14'8" x 8'11" (4.47m x 2.72m)

Bedroom Two 8'9" x 8'7" (2.67m x 2.62m)

Bathroom 8'8" x 7'4" (2.64m x 2.24m)

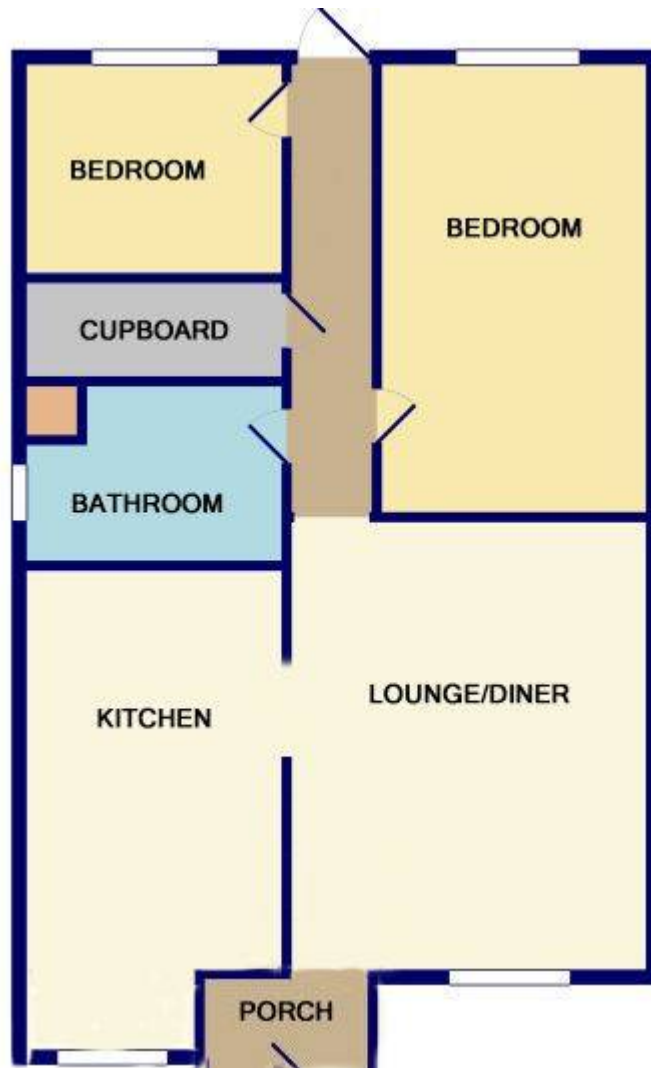
Exterior

Rear Garden

Home Office/Bar 9'8" x 7'8" (2.95m x 2.34m)

Garage 16'6" x 7'8" (5.03m x 2.34m)





| Energy Efficiency Rating | | Current | Potential |
|---|--|--------------------------|--------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | <input type="checkbox"/> | <input type="checkbox"/> |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (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 | | <input type="checkbox"/> | <input type="checkbox"/> |
| (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 | |

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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.