



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Azalea Close, Napsbury Park, St Albans, Herts, AL2



Situated in a GATED CLOSE within the popular NAPSBUY PARK is this FOUR BEDROOM DETACHED PROPERTY. Surrounded by acres of countryside yet with GREAT ROAD LINKS and EASY ACCESS TO ST ALBANS STATION, this home is offered CHAIN FREE!

- **Detached**
- **Private Rear Garden**
- **Four Bedrooms**
- **En-Suite to Master**
- **Garage & OSP**
- **Two Receptions**
- **Great Road Links**
- **Chain Free!**

£785,000 Freehold

Azalea Close, Napsbury Park, St Albans, Herts, AL2

Accommodation Comprises

Entrance Hall

Guest WC **6'10" x 5'7" (2.08m x 1.70m)**

Lounge **15'11" x 12'2" (4.85m x 3.71m)**

Dining Room **10'7" x 9'0" (3.23m x 2.74m)**

Kitchen **14'6" x 10'0" (4.42m x 3.05m)**

Stairs to First Floor

First Floor Landing

Bedroom One **16'10" x 12'10" (5.13m x 3.91m)**

En-Suite to Master

Bedroom Two **14'8" x 9'5" (4.47m x 2.87m)**

Bedroom Three **11'0" x 9'4" (3.35m x 2.84m)**

Bedroom Four **13'0" x 7'2" (3.96m x 2.18m)**

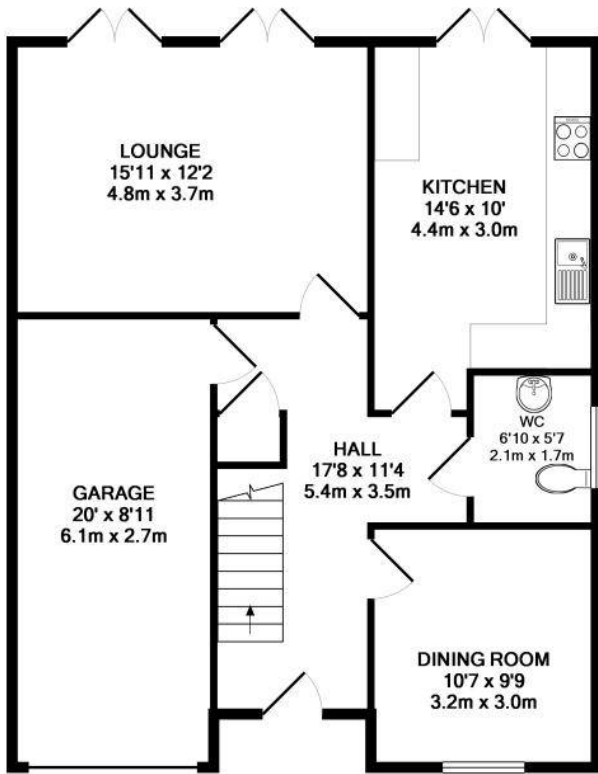
Family Bathroom **10'0" x 9'9" (3.05m x 2.97m)**

Exterior

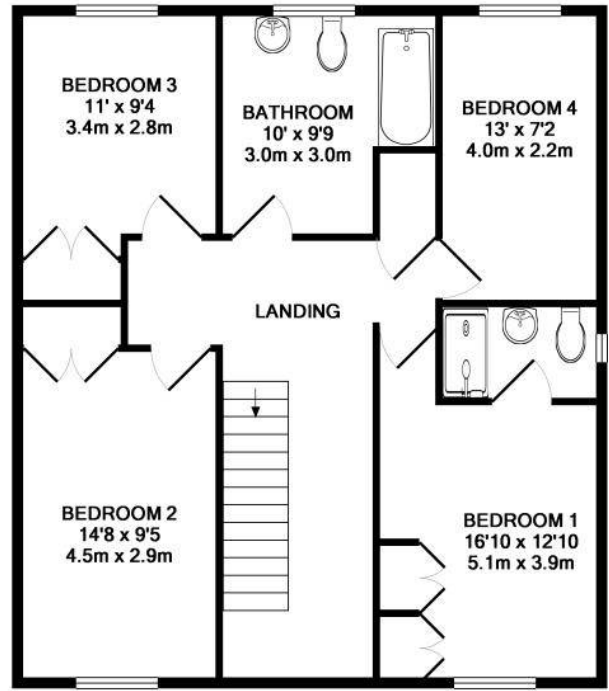
Rear Garden

Garage and Parking





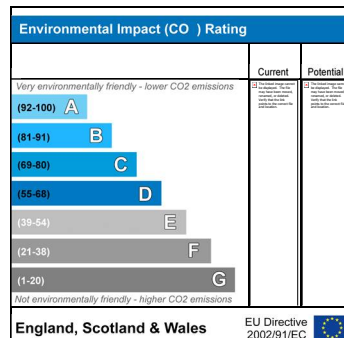
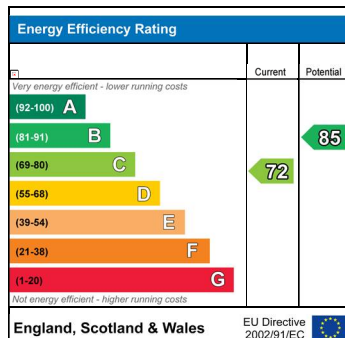
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1625 SQ.FT. (151.0 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such



Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.