



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Sandpit Lane, St Albans, Herts, AL4



Offered for sale CHAIN FREE and with PLANNING PERMISSION for a LARGE EXTENSION already passed! This three bedroom FAMILY HOME is located within this VERY SOUGHT AFTER location, also boasting of a LARGE GARDEN, own driveway and garage. Planning Ref: 5/2023/0128

- Lounge/Diner
- Kitchen/Breakfast Room
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- P/p Passed
- Large Garden
- CHAIN FREE

**£750,000 - Freehold**

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## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge/Diner **24'5" x 11'2" (7.44m x 3.40m)**

Kitchen/Breakfast Room **10'9" x 9'10" (3.28m x 3.00m)**

Stairs To First Floor

Landing

Bedroom One **14'1" x 10'1" (4.29m x 3.07m)**

Bedroom Two **10'8" x 9'10" (3.25m x 3.00m)**

Bedroom Three **9'3" x 7'7" (2.82m x 2.31m)**

Bathroom

Exterior

Rear Garden

Garage & Driveway



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

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### 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.