



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Cavendish Road, Markyate, St Albans, Herts, AL3



This BEAUTIFUL BUNGALOW has been
TASTEFULLY MODERNISED THROUGHOUT.

This SPACIOUS PROPERTY boasts a STUNNING KITCHEN/DINER extending around 21ft alongside a GENEROUS LOUNGE with vaulted ceiling. The REAR GARDEN is approx 85ft IN LENGTH and also hosts a DETACHED HOME OFFICE.

This lovely home also benefits from OFF STREET PARKING FOR SEVERAL VEHICLES and POTENTIAL TO EXTEND (SUBJECT TO PP)

Call Oliver and Akers now to view.

- Semi Detached Bungalow
- Beautifully Presented Throughout
- 21ft Kitchen
- Large Lounge
- 85ft Rear Garden
- Parking for Several Cars
- Detached Home Office
- Potential to Extend

£489,950 Freehold

Cavendish Road, Markyate, St Albans, Herts, AL3

Accommodation Comprises

Entrance Hall

Separate WC

Lounge 15'5" x 14'2" (4.70m x 4.32m)

Kitchen/Diner 20'8" x 10'4" (6.30m x 3.15m)

Bedroom One 13'2" x 10'4" (4.01m x 3.15m)

Bedroom Two 9'5" x 8'11" (2.87m x 2.72m)

Bathroom

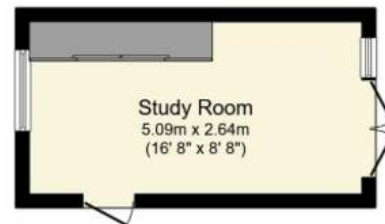
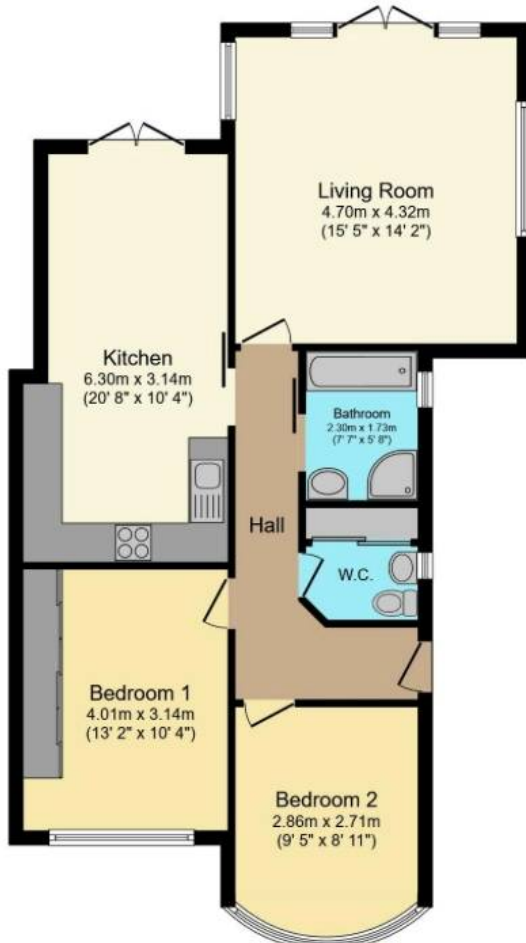
Exterior

Rear Garden

Detached Home Office

Front Garden and Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(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			
(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.