



OLIVER

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Estate Agency with a personal touch!

Oakdale, Welwyn Garden City, Herts, AL8



This is a great FOUR BEDROOM FAMILY HOME!

Boasting a stunning kitchen/dining room extending over 24ft, this property also benefits from a VERY GENEROUS, SUNNY ASPECT REAR GARDEN backing onto green space and OFF STREET PARKING FOR THREE CARS.

Ideally situated a little over a mile from Welwyn Garden City Station and with easy access to the A1(M) and popular schools nearby.

- Semi-Detached
- Four Bedrooms
- 24ft Kitchen/ Diner
- Modern Bathroom
- Guest WC
- Large Sunny Aspect Rear Garden
- Parking for Several Cars
- Road & Rail Links

£650,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Kitchen/ Diner 24'6" x 9'9" (7.47m x 2.97m)

Lounge 10'8" x 10'8" (3.25m x 3.25m)

Stairs to First Floor

Bedroom One 11'3" x 10'9" (3.43m x 3.28m)

Bedroom Two 9'7" x 9'4" (2.92m x 2.84m)

Bedroom Three 10'4" x 7'5" (3.15m x 2.26m)

Bedroom Four 9'4" x 8'3" (2.84m x 2.51m)

Family Bathroom

Exterior

Rear Garden

Front Garden & Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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		
(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.