

# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## St Stephens Hill, St Albans, Herts, AL1



A **FULLY REFURBISHED**, two bedroom **CHARACTER** cottage set within this **AMAZING** location, within easy walking distance of local shops and transport links. This **UNIQUE** property comes with its **OWN** secluded **REAR GARDEN**. Offered Chain Free!!

- **Character Cottage**
- **Fully Refurbished**
- **Lounge**
- **Kitchen**
- **Kitchen Store**
- **Two Bedrooms**
- **Bathroom**
- **OWN Gardens**

**£475,000 Freehold**

# St Stephens Hill, St Albans, Herts, AL1

## Accommodation Comprises

### Entrance Hall

Lounge **11'3" x 10'10" (3.43m x 3.30m)**

Kitchen **8'1" x 7'4" (2.46m x 2.24m)**

Kitchen Store **7'4" x 7'0" (2.24m x 2.13m)**  
(Max Head Height 5'4)

### Stairs To First Floor

### Landing

Bedroom One **10'3" x 8'8" (3.12m x 2.64m)**

Bedroom Two **7'8" x 7'7" (2.34m x 2.31m)**

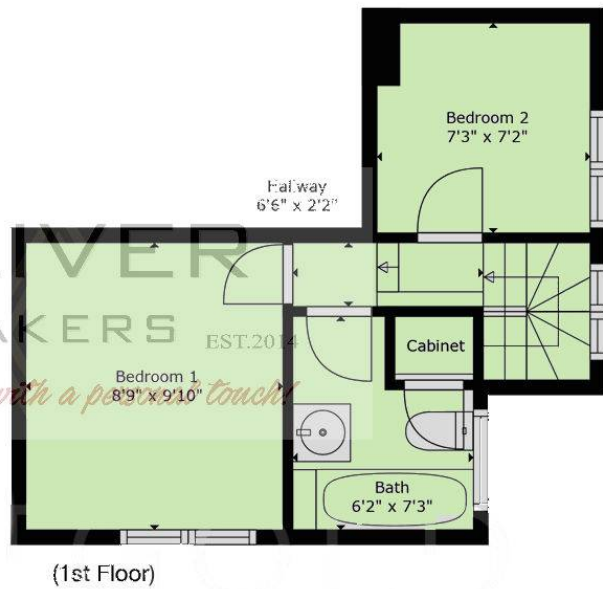
### Bathroom

### Exterior

### Secluded Rear Garden

### Front Garden





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

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.
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