

Oliver & Akers

West Riding, Bricket Wood, St Albans, Herts, AL2



Situated in a CENTRAL LOCATION a level walk to shops and amenities and with GREAT TRANSPORT LINKS, this DETACHED BUNGALOW is IN NEED OF MODERNISATION THROUGHOUT. Boasting a GENEROUS GARAGE/ WORKSHOP, this home also offers POTENTIAL TO DEVELOP (subject to the necessary planning consents). This home is offered CHAIN FREE!

- Detached Bungalow
- Parking for Several Cars
- Generous Garden
- Large Garage/ Workshop
- Modernisation Required
- Scope to Develop
- Close to Shops
- Chain Free!

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Accommodation Comprises

Entrance Hall

Lounge **21'8" x 17'8" (6.60m x 5.38m)**

Kitchen **12'2" x 5'9" (3.71m x 1.75m)**

Conservatory **15'5" x 8'9" (4.70m x 2.67m)**

Utility **6'8" x 5'8" (2.03m x 1.73m)**

WC

Bedroom One **12'9" x 9'7" (3.89m x 2.92m)**

Bedroom Two **11'9" x 9'4" (3.58m x 2.84m)**

Bedroom Three **13'0" x 9'5" (3.96m x 2.87m)**

Exterior

Rear Garden

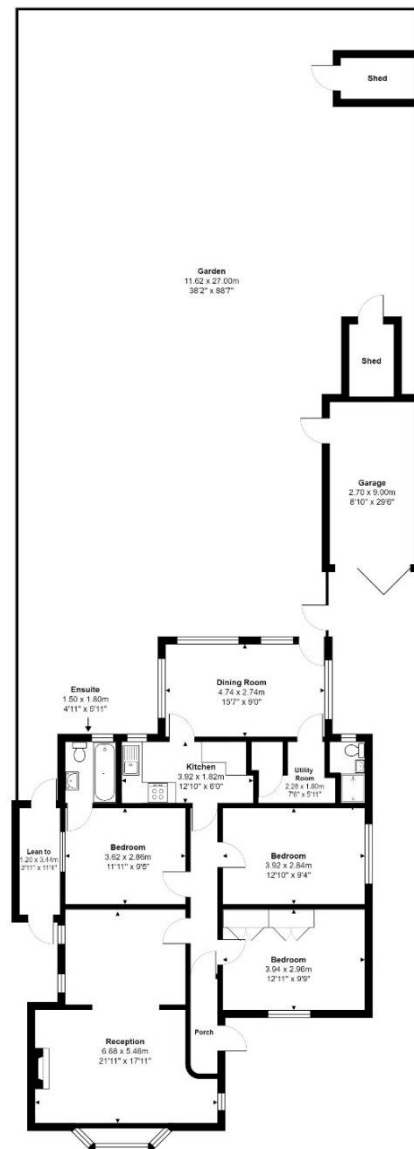
Garage

Garage with workshop built in behind

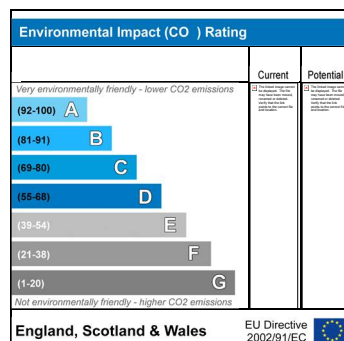
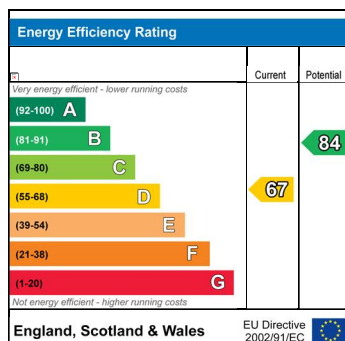
Front Garden & Parking

Shared Driveway providing parking for 2/3 cars





Total Area: 126.4 m² ... 1361 ft² (excluding garden)
All measurements are approximate and for display purposes only



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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.