



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Ryecroft, Hatfield, Herts, AL10**



This SPACIOUS THREE/FOUR BEDROOM FAMILY HOME has recently been REDECORATED THROUGHOUT. Situated in CUL DE SAC LOCATION with NO THROUGH TRAFFIC and boasting a GOOD SIZE REAR GARDEN this property is well positioned for locals shops schools and amenities as well as benefitting from GREAT MOTORWAY and TRAIN LINKS. \*\*PLEASE NOTE THIS HOME IS NOT AVAILABLE AS STUDENT ACCOMMODATION

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- Three Bedrooms
- Two Receptions
- Newly Redecorated
- Good Size Garden
- Cul-De-Sac Location
- Residents Parking
- Great Transport Links
- Available Now!

**Guide Price £1,800 per month**

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## Accommodation Comprises

### Entrance Hall

Kitchen 16'1" x 10'6" (4.90m x 3.20m)

Lounge 14'5" x 11'6" (4.39m x 3.51m)

Reception Two/ Bedroom Four 14'0" x 7'6" (4.27m x 2.29m)

### Stairs to First Floor

Bedroom One 13'6" x 8'10" (4.11m x 2.69m)

Bedroom Two 11'9" x 11'5" (3.58m x 3.48m)

Bedroom Three 8'8" x 7'3" (2.64m x 2.21m)

### Bathroom

### Exterior

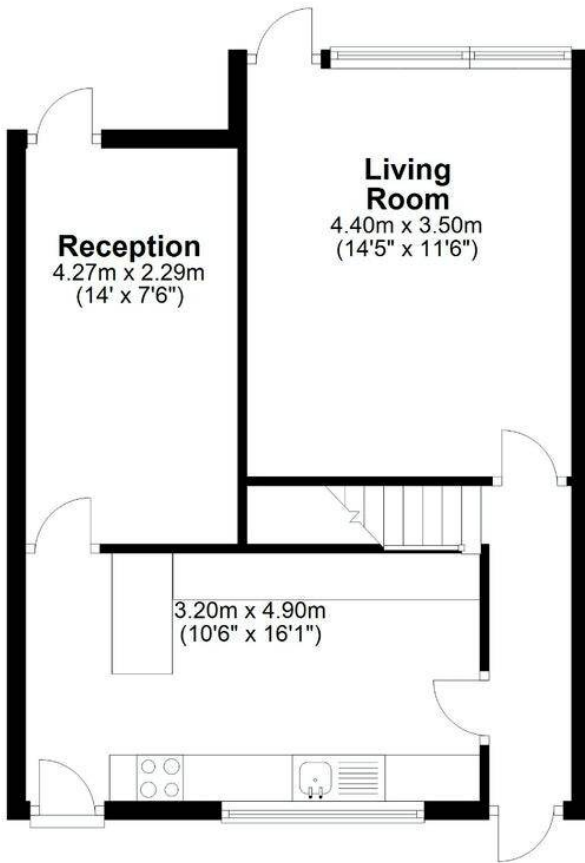
### Rear Garden

### Parking

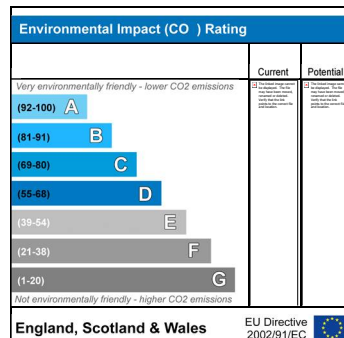
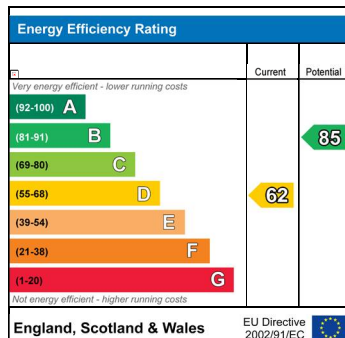
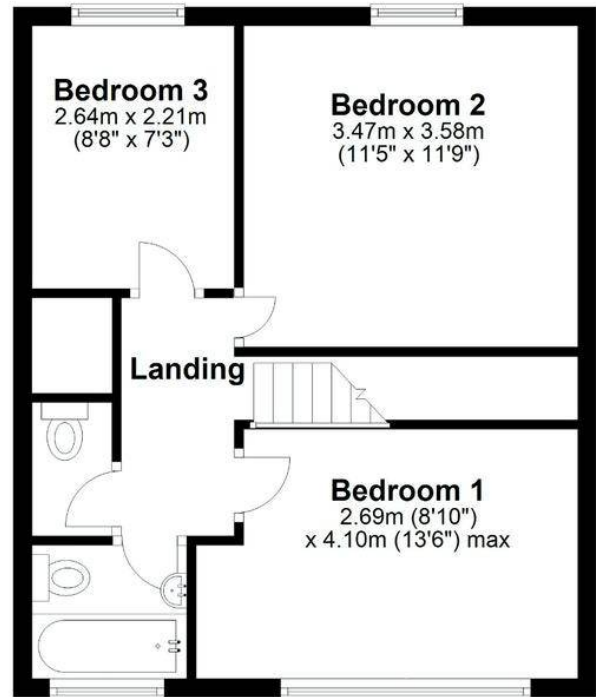
Residents Parking permit at £70 pa



## Ground Floor



## First Floor



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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.