

Oliver & Akers

Haggerston Road, Borehamwood, Herts, WD6



This very impressive, **THREE BEDROOM** family home has been designed and kept in **VERY GOOD CONDITION** throughout. Located within this quiet cul-de-sac giving easy access to local schools, shops and transport links.

- **Open Plan Living**
- **Lounge Area**
- **Kitchen/Breakfast Area**
- **Three Bedrooms**
- **Low Maintenance Garden**
- **Front Garden**
- **Offered Chain Free**
- **Detached Office/Playroom**

£465,000 Freehold

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Accommodation Comprises

Entrance Porch

Open Plan Lounge/Kitchen/Breakfast Room

Lounge Area **15'2" x 13'6" (4.62m x 4.11m)**

Kitchen/Breakfast Room **15'1" x 8'3" (4.60m x 2.51m)**

Stairs To First Floor

Landing

Bedroom One **13'2" x 9'5" (4.01m x 2.87m)**

Bedroom Two **9'8" x 8'5" (2.95m x 2.57m)**

Bedroom Three **10'2" x 7'4" (3.10m x 2.24m)(Max Points)**

Bathroom

Exterior

Low Maintenance Garden

Detached Home Office/Playroom **4.00m x 3.00m (13'1" x 9'10")**





Total Area: 69.8 m² ... 752 ft² (excluding garden)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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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.