

# Oliver & Akers

**Ranskill Road, Borehamwood, Hertfordshire, WD6**



This is a RARE OPPORTUNITY! This is a HI SPECIFICATION TWO/THREE BEDROOM HOME with the ADDED AVANTAGE OF A SELF-CONTAINED ANNEX AND A LUXURY GARDEN LODGE. Situated just over a mile from ELSTREE STATION and with GREAT MOTORWAY LINKS, this STUNNING HOME MUST BE VIEWED!

- Hi Specification
- Open Plan Accommodation
- Annex
- Garden Lodge
- Two Double Bedrooms
- Landscaped Rear Garden
- Elstree Station
- Great Road Links

**£799,950 Freehold**

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Accommodation Comprises

Entrance Hall

Utility Area

Kitchen / Dining Area 5.97m x 4.95m (19'7" x 16'3")

Living Room 16'4" x 13'1" (4.98m x 3.99m)

Stairs to First Floor

Bedroom One 16'8" x 8'11" (5.08m x 2.72m)

Bedroom Two 10'8" x 9'10" (3.25m x 3.00m)

Bathroom

Exterior

Self Contained Annex to Side

Rear Garden

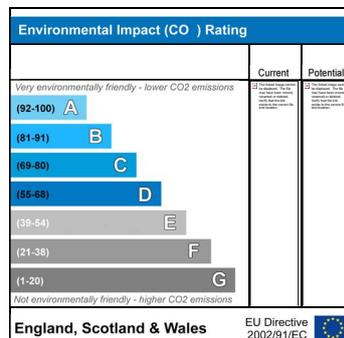
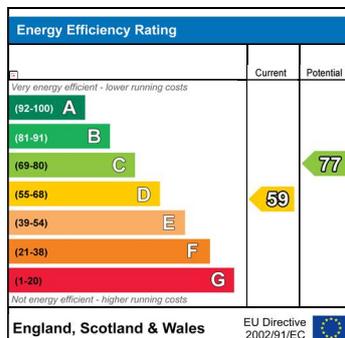
**Summer House/Office 12'10" x 11'9" (3.91m x 3.58m)**

Comprising two reception rooms with a WC and shower room. Room One 12"10 x 11"9 Room Two 13"7 x 5"11

**Parking**

Driveway to the rear of the property..





**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**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.