

Oliver & Akers

Admirals Close, Colney Heath, Herts, AL4



Tucked away is this **THREE/FOUR** bedroom **FAMILY HOME** with **OWN GARAGE** and **DRIVEWAY**. Shown in good condition throughout and offering a **UTILITY ROOM** and guest cloakroom. Located within easy access of local parks and a short drive from nearby motorway links.

- **Three / Four Bedrooms**
- **Bathroom**
- **Lounge**
- **Kitchen / Diner**
- **Utility Room / Guest WC**
- **Garage**
- **Driveway**
- **Rear Garden**

£489,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Garden Room / Bedroom Four **12'6" x 8'10" (3.82m x 2.68m)**

Utility Room **6'0" x 9'4" (1.84m x 2.84m)**

Stairs To First Floor

Landing

Lounge **15'3" x 14'3" (4.64m x 4.36m)(Max Points)**

Kitchen / Diner **15'2" x 10'8" (4.62m x 3.24m) (Max Points)**

Stairs To Second Floor

Landing

Bedroom One **12'8" x 8'10" (3'86m x 2.69m)**

Bedroom Two **15'4" x 8'3" (4.68m x 2.52m)**

Bedroom Three **10'2" x 6'7" (3.1m x 2.0m)**

Bathroom

Exterior

Rear Garden

Garage & Driveway





Total Area: 107.0 m² ... 1151 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	<small> 1. The current and potential energy efficiency class of the property is determined by the energy performance certificate (EPC) for the property. The current energy efficiency class is the class of the property at the time of the valuation. The potential energy efficiency class is the class of the property if it were to be upgraded to the highest possible energy efficiency class. </small>
(81-91) B	
(69-80) C	
(55-68) D	
(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	<small> 1. The current and potential environmental impact class of the property is determined by the environmental impact certificate (EIC) for the property. The current environmental impact class is the class of the property at the time of the valuation. The potential environmental impact class is the class of the property if it were to be upgraded to the highest possible environmental impact class. </small>
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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.